



COUNCIL TAX
Northampton Borough Council - Band B
AWA Water Charge - Metered Supply
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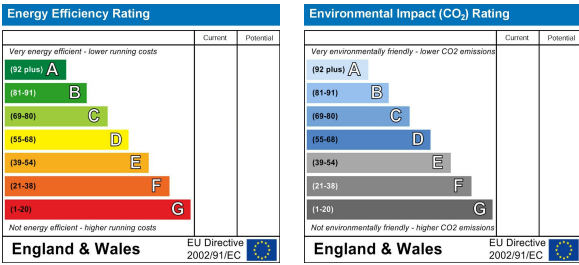
Flat 13, Saint Lucia House 54 The Avenue, Cliftonville, Northampton, NN1 5DD



Asking Price £143,500 Leasehold

A fantastic one-bedroom penthouse apartment situated in the newly converted apartment building of St Lucia House, 54 The Avenue in Cliftonville. The accommodation extends to approximately 550 sq ft offering an entrance hall, open plan kitchen/lounge/diner, bathroom with one bedroom and a private roof terrace. The property is currently let under an assured shorthold tenancy generating £895 pcm. There are communal front and rear gardens with off-road parking for one vehicle.

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Approached by a secure entry system.

ENTRANCE HALL

9'06 x 3'08

Entered via a solid wood front door there is carpet fitted and storage with doors to:-

LOUNGE/KITCHEN/DINING ROOM

18'01 x 15'09

An open plan room with windows to both the front and rear elevations the lounge dining area is fitted with carpet and there is access to fitted storage.



KITCHEN AREA

Fitted with a range of floor and wall-mounted cabinets there is a granite worktop and upstand with an integrated stainless steel sink, dishwasher, fridge/freezer and washing machine. The kitchen area has a tiled floor.



LOUNGE AREA



BATHROOM

9'00 x 6'11

Completely tiled from floor to ceiling, suite comprising bath with shower over, WC and hand wash basin with vanity below.



BEDROOM

12'04 x 10'08

There is space for a double bed and free-standing wardrobe with carpet fitted and a door to the roof terrace.



OUTSIDE

This property has access to communal gardens with its own roof terrace from the master bedroom, and an allocated parking space approached by a block paved drive.



PARKING

An allocated parking space approached by a block paved drive



TERMS OF THE LEASE

The property benefits from a 125 year lease which commenced in 2015. The annual ground rent is £200 per annum and there is a monthly management charge of £95 per month which includes buildings insurance, garden maintenance and cleaning of the communal areas etc.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. (None of these services has been tested).



LOCAL AMENITIES

There are a variety of shops, restaurants, public houses and a number of niche retail outlets, all within walking distance. In nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

For further information on viewing call 01604 230222