



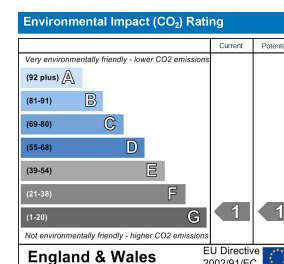
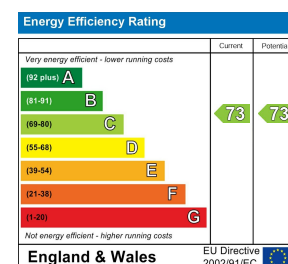
Flat 16 Theatre Court, Derngate, Northampton, Northamptonshire, NN1 1TY



£139,950 Leasehold

A fantastic opportunity to purchase a fabulous one-bedroom penthouse apartment situated in the heart of Northampton town centre. This spacious one-bedroomed apartment presents an internal floor area of approximately 750 square feet comprising entrance hall, master bedroom, bathroom, open plan kitchen/lounge & diner. The property benefits from a feature south-facing balcony with the building also containing a lift. The property is currently let on an assured shorthold periodic tenancy generating £930 per calendar month which is an 8.5% yield.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entered via a telecom system, glass double doors, there is a lift to the top floor giving access to the:-

ENTRANCE HALL

13'10" x 3'05" plus 10'06" x 6'03"

There is a wood effect flooring with windows to the side elevation and access to a storage cupboard containing the combination boiler, further doors leading to:

BATHROOM

9'03" x 8'05"

Suite comprising of shower and separate bath with WC, hand wash basin, tiled floor and half tiled walls.

MASTER BEDROOM

13'06" x 13'00"

Two casement window to the rear elevation with wood effect flooring and space for a double bed with TV points connected.

LOUNGE/KITCHEN/DINER

26'07" x 12'10"

The kitchen area has a range of floor and wall mounted storage cabinets with four ring gas hob, oven below with extractor above, integrated dishwasher, stainless sink and drainer, tiled splash backs, space for an American style fridge/freezer. The lounge area has continued wood effect flooring with windows and doors leading to the balcony which has a south facing aspect.

LOUNGE AREA

KITCHEN AREA

BALCONY

VIEW

TERMS OF THE LEASE

The property is offered with the benefit of a 125 year lease commencing 1st October 2004.

Ground Rent = £200.00 PA
Buildings Insurance £300.00 PA
Service Charge = £1,000.00 PA

Cleaning of windows is also a service not included in the Leasehold

AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

Flat 16 is of non standard construction materials and as such may not be mortgageable through the main stream lenders at standard mortgage interest rates. Buyers interested in acquiring this property with mortgage funding are advised to fully investigate their ability to raise funds prior to incurring costs related to their purchase.

SERVICES

Mains drainage, water, gas and electricity are connected. Heating is through radiators from a gas fired boiler which also provides the domestic hot water. The apartment is fitted with a security alarm.

LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. 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. Becketts Park stands close by. All major shopping and service facilities are within walking distance of the property, as are Northampton central bus station and Northampton railway station.

COUNCIL TAX

West Northamptonshire Council - Band C. Anglian Water

HOW TO GET THERE

The property is located in the heart of Northampton town centre behind the Derngate Theatre within walking distance to all shops and facilities.

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For further information on viewing call 01604 230222