

**SOUTH MEADOW ROAD, NORTHAMPTON, NN5**

£179,995 | 2 Bed Flat - Conversion

**BELVOIR!**



Two bedroom top floor apartment set in this stunning conversion of a Victorian hospital in the sought after area of St Crispins. The apartment benefits from accommodation comprising open plan living area incorporating a kitchen, two double bedrooms and family bathroom. Further benefits include a secure parking for two and immaculately maintained grounds. Viewing is highly advised to appreciate the size, location and superb features of this apartment.

This is a LEASEHOLD property. The vendor advises there are 108 years remaining on the lease, annual service charges are £2877 and ground rent is £250.

COUNCIL TAX BAND: C

- Two Bedroom Apartment
- No Chain
- Select Location
- Gated Parking
- Attractive Grounds

### **Communal Entrance**

Hall entered via a communal door, stairs leading to apartment door. Electric heater and sash window.

### **Kitchen/Lounge**

Lounge Area - Two electric heaters, four sash windows and one smaller window.

Kitchen Area - Fitted with a selection of contemporary base and eye level units, working surfaces incorporating a stainless steel sink unit with drainer to one side. There are integrated appliances which include a hob, oven and extractor hood and dishwasher. Wood effect flooring.

### **Master Bedroom**

Two sash windows. Electric heater.

### **Bedroom 2**

Two sash windows, electric heater.

### **Bathroom**

White suite comprising of a panelled-in bath with shower over, wash hand basin and low level WC. Heated towel rail, complimentary tiled areas.

### **External**

There are well tended and mature communal gardens, lawned and stocked with trees and shrubs. Allocated parking space via electrically operated gates.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the vendor(s).

### **GENERAL DISCLAIMER**

We endeavour to make our sales particulars accurate and reliable - however they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

### **BUYING TO LET?**

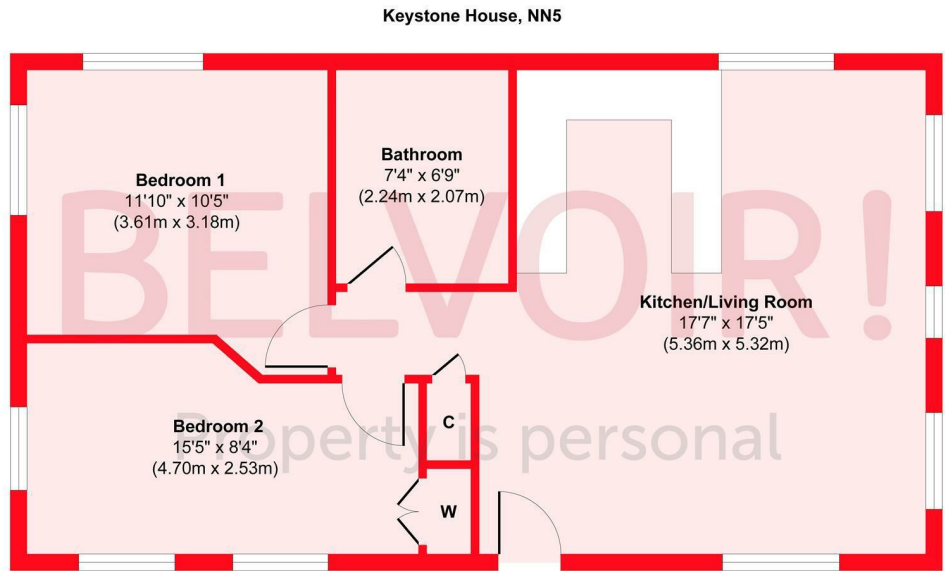
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Floor Plan**

Approx. Gross Internal Floor Area 674 sq. ft / 62.68 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
 Produced by Elements Property

