

# BROAD STREET, NORTHAMPTON, NN1

£122,500 | 2 Bed Flat - Purpose Built

# BELVOIR!



Belvoir! is pleased to present this two bedroomed apartment located in the ever popular Alpha House to the market. This is a two bedroom apartment on the first floor of this popular block. The accommodation comprises a kitchen / living room, master bedroom with en suite, bedroom two, bathroom and a large entrance hall. There is an allocated parking space under the building.

Alpha House has a great location very close to the town centre – the mainline railway station, the bus station, and the high street are all within a few minutes walk. The building has a concierge, secured parking, and a fitness room.

- Service charge approximately £2800 p/a
- Ground rent £390 p/a
- 107 years left on lease

- Two Bedrooms
- Ensuite to Master
- Allocated parking space
- First Floor
- Town Centre Location

COUNCIL TAX BAND: C

**Draft Details.**

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

**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 none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



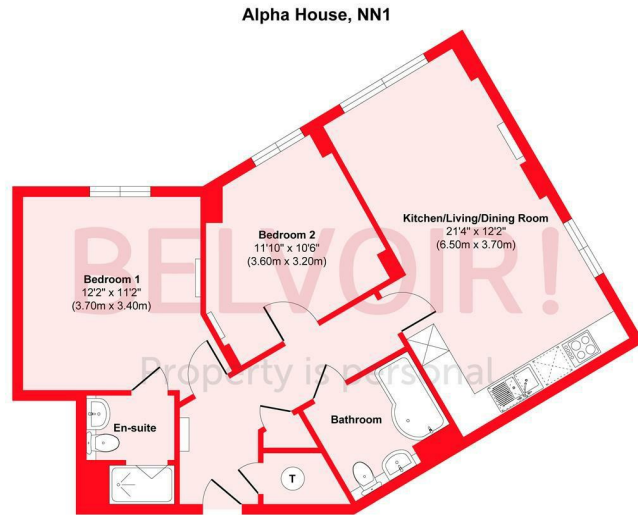
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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>2002/91/EC |           |



Approx. Gross Internal Floor Area 691 sq. ft / 64.28 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

