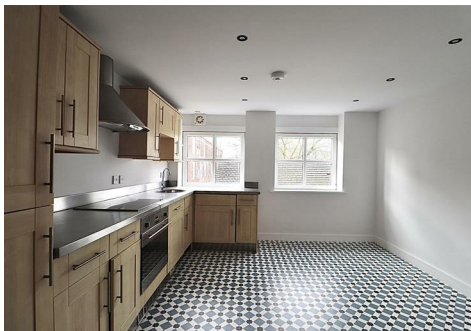


TALBOT ROAD, NORTHAMPTON, NN1

£179,995 | 2 Bed Flat - Conversion

BELVOIR!



BELVOIR! is pleased to offer this stunning factory conversion in Abington which is offered to the market with a lease of over 990 years and in excellent internal condition. It is spacious (over 980 sq ft) and is situated on the top floors of this former shoe factory. It has 1 allocated parking space in the gated parking area at ground level.

The internal accommodation is fairly unique. Both bedrooms and the four-piece bathroom, complete with roll-top bath, is on the entrance level, together with the kitchen / diner which has all integral appliances. On the upper level is the lofted living area which occupies the roof space and has windows to multiple aspects.

The vendor advises that the annual service charges is £1,100 and the annual ground rent is £150.

COUNCIL TAX BAND: D

- LARGE DUPLEX APARTMENT
- SECURED PARKING
- EXCELLENT INTERNAL ORDER
- LEASE OF 900+ YEARS
- NO CHAIN

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.

BUYING TO LET?

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract.

If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

Important Disclosure.


Consumer Protection from Unfair Trading.

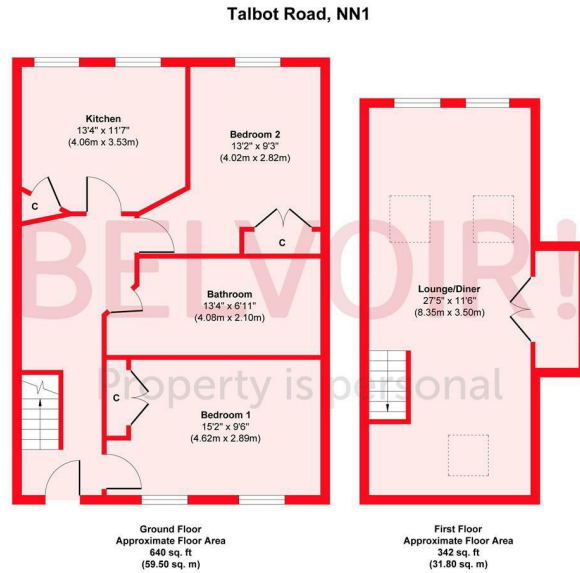
The Vendor of this property is a 'connected person' as defined within Sections 31 and 32 of the Estate Agents Act 1979.

TALBOT ROAD, NORTHAMPTON, NN1

£179,995 | 2 Bed Flat - Conversion

BELVOIR!

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	78
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 983 sq. ft / 91.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

