

# BROAD STREET, NORTHAMPTON, NN1

£109,995 | 1 Bed Flat - Purpose Built

# BELVOIR!



**INVESTORS ONLY.** Belvoir Estate Agents are delighted to offer for sale this fifth floor one bedroom apartment located close to Northampton town centre and train station. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, bedroom and bathroom. The property further benefits from electric heating, double glazing, secure allocated parking space and access to a communal gym.

This is a leasehold property. The vendor advises the remaining lease is around 107 years, and total annual charges including ground rent are around £2,815

COUNCIL TAX BAND: C

- Sold with tenant in situ
- Fifth Floor Apartment
- Allocated parking Space
- Secure Gated Car Park
- Lounge/Dining/Kitchen
- Electric Heating
- Double Glazing
- Close To Town Centre
- Close To Train Station
- Access to Communal Gym

**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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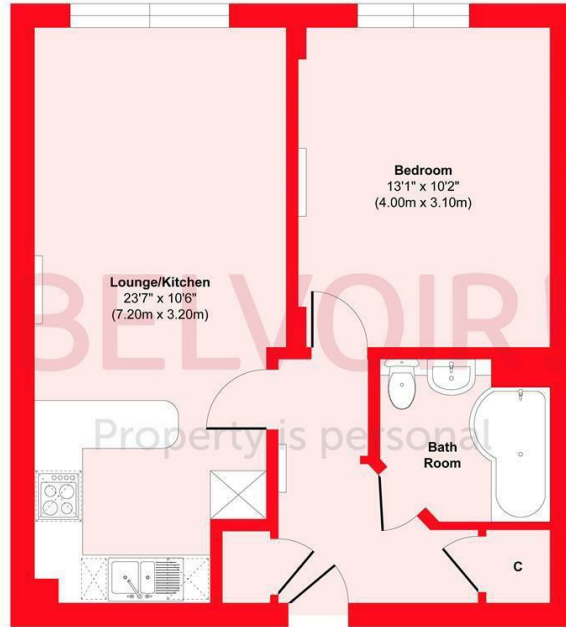
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## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 69                         | 78        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Alpha House, NN1



Floor Plan  
Approximate Floor Area  
499 sq. ft  
(46.44 sq. m)

Approx. Gross Internal Floor Area 499 sq. ft / 46.44 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

