CLICKERS DRIVE, NORTHAMPTON, NN5

£162,500 | 2 Bed Flat - Purpose Built

BELVOIR!

Belvoir Estate Agents are delighted to offer for sale this large two bedroom ground floor apartment in Upton. The spacious accommodation briefly comprises entrance hall, 25ft lounge/diner, kitchen, two double bedrooms and a bathroom. The property further benefits from gas radiator heating, double glazing, allocated parking space in a secure gated car park, direct access to a small communal garden area and no above chain. The property is conveniently located close to the Sixfields leisure complex and offers easy access for the M1 junction 15a.

This is a leasehold property. The vendor advises the remaining lease is around 131 years, and total annual charges including ground rent are around £2,000.

COUNCIL TAX BAND: D

- Two Double Bedrooms
- Ground Floor Apartment
- Allocated Parking Space
- Access To Communal Garden Area
- Large Lounge/Diner
- Gas Radiator Heating
- Double Glazing
- No Above 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.
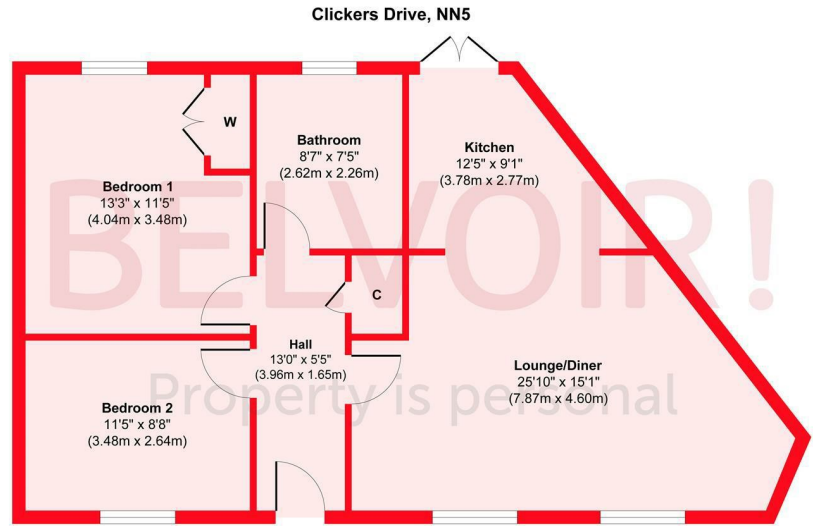
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Energy Efficiency Rating

	Current	Potential

Very energy efficient - lower running costs

- (92 plus) **A**
- (81-91) **B**
- (69-80) **C**
- (55-68) **D**
- (39-54) **E**
- (21-38) **F**
- (1-20) **G**

Current: **79** Potential: **79**

Not energy efficient - higher running costs

England & Wales — EU Directive 2002/91/EC

Clickers Drive, NN5

W

Bathroom
8'7" x 7'5"
(2.62m x 2.26m)

Kitchen
12'5" x 9'1"
(3.78m x 2.77m)

Bedroom 1
13'3" x 11'5"
(4.04m x 3.48m)

C

Hall
13'0" x 5'5"
(3.96m x 1.65m)

Lounge/Diner
25'10" x 15'1"
(7.87m x 4.60m)

Bedroom 2
11'5" x 8'8"
(3.48m x 2.64m)

Floor Plan

Approx. Gross Internal Floor Area 733 sq. ft / 68.09 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property