

ARTIZAN ROAD, NORTHAMPTON, NN1

£135,000 | 1 Bed Flat - Conversion

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this top floor one bedroom duplex apartment which is located just a short walk away from the Wellingborough Road and Northampton town centre. The accommodation briefly comprises entrance hall, bedroom, bathroom with shower over bath, stairs rising up to an open plan lounge/dining/kitchen. The property further benefits from gas radiator central heating.

We have been advised there are approximately 980 years remaining on the lease. At present the owner advises they pay approximately £1455 per annum service charges.

COUNCIL TAX BAND:

- Duplex Apartment
- Top Floor
- One Bedroom
- Open Plan Lounge/Diner/Kitchen
- Well Presented
- Just Off Wellingborough Road
- Close To Town Centre

**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.



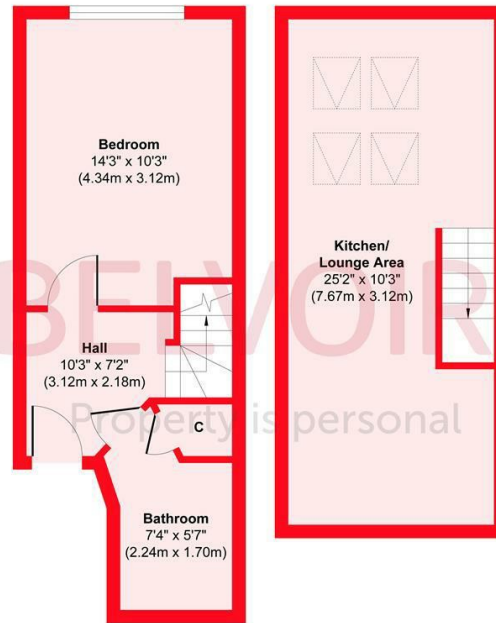
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Artizan Road, NN1



Ground Floor  
Approximate Floor Area  
266 sq. ft  
(24.71 sq. m)

First Floor  
Approximate Floor Area  
257 sq. ft  
(23.87 sq. m)

Approx. Gross Internal Floor Area 523 sq. ft / 48.58 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

