

## BROAD STREET, NORTHAMPTON, NN1

£120,000 | 2 Bed Flat - Purpose Built

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom first floor apartment in Alpha House. The property is located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, bedroom one with en-suite, bedroom two and bathroom. The property further benefits from electric heating, upvc double glazing and an allocated parking space in a secure gated car park. The development benefits from an on site gym, concierge service and two lifts.

The seller has advised that there are approximately 107 years remaining on the lease, the annual ground rent is £390 and service charge is £2,700.

COUNCIL TAX BAND: C

- Two Bedrooms
- First Floor Apartment
- En-Suite
- Open Plan Lounge/Dining/Kitchen
- Allocated Parking Space
- Secure Gated Carp Park
- Electric Heating
- UPVC Double Glazing
- Close To Town Centre
- Close To Train Station

**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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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	78	83

**Bedroom 1**  
14'5" x 8'10"  
(4.40m x 2.70m)

**Bedroom 2**  
11'6" x 8'10"  
(3.50m x 2.70m)

**Bedroom 3**  
11'6" x 8'10"  
(3.50m x 2.70m)

**Kitchen/Lounge**  
21'8" x 11'2"  
(6.60m x 3.40m)

**Entrance Hall**

**En-suite**

**Bathroom**  
6'7" x 6'7"  
(2.00m x 2.00m)

**C**

**Floor Plan**  
**Approximate Floor Area**  
**736 sq. ft**  
**(68.40 sq. m)**

**Approx. Gross Internal Floor Area 736 sq. ft / 68.40 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

