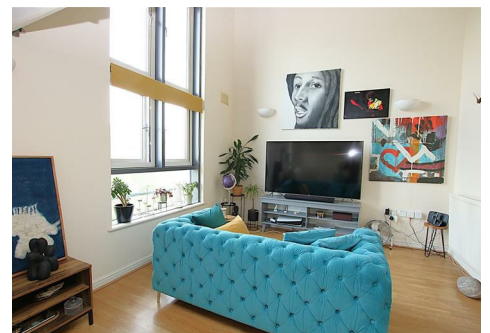


WEST COTTON CLOSE, NORTHAMPTON, NN4

£170,000 | 2 Bed Flat - Purpose Built

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this duplex two bedroom penthouse apartment with views over the canal. The property is ideally located within close walking distance of Northampton town centre, the train station and university campus. The stylish accommodation briefly comprises entrance hall, large lounge with spiral staircase rising to a mezzanine, separate kitchen, master bedroom with en-suite shower room, bedroom two and bathroom. The property further benefits from radiator central heating, double glazing and an allocated parking space. No above chain.

This is a leasehold property. The vendor advises the remaining lease is around 127 years and total annual charges including ground rent are

£2,575
COUNCIL TAX BAND: C

- Duplex Apartment
- Penthouse
- Two Bedrooms
- En-Suite
- Separate Kitchen
- Mezzanine
- Views Over The Canal
- Close To Town Centre
- Close To Train Station
- Allocated Parking Space

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).


Disclaimer.

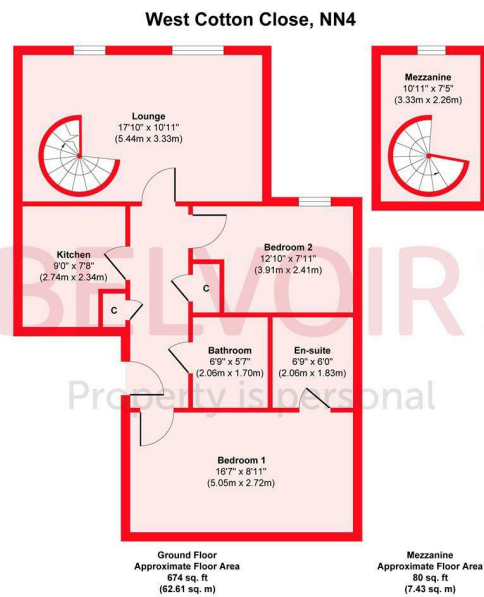
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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BELVOIR!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

