# UPPER PRIORY STREET, NORTHAMPTON, NN1

£89,995 | 1 Bed Flat - Purpose Built

**BELVOIR!**









Belvoir Estate Agents are delighted to offer for sale this one bedroom top floor apartment that is located just a short walk away from Northampton town centre and train station. The property is offered for sale with no above chain and has just undergone some cosmetic improvements to include redecoration and new carpets. The accommodation briefly comprises entrance hall, lounge, kitchen, bedroom and bathroom. The property further benefits from electric heating, double glazing and an allocated parking space.

This is a leasehold property. The vendor advises the remaining lease is around 95 years and total annual charges including ground rent are £1,700.

COUNCIL TAX BAND: A

- One Bedroom
- Top Floor Apartment
- No Chain
- Allocated Parking Space
- Recently Redecorated
- Brand New Carpets
- Electric Heating
- Double Glazing
- Close To Town Centre
- Close To Train Station

**Draft Details.**
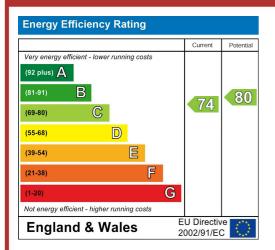At the time of print, these particulars are awaiting approval from the vendor(s).
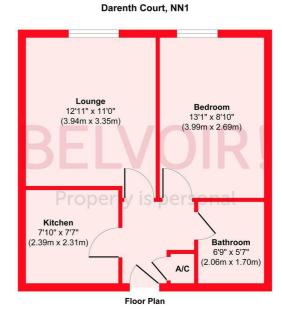
**Disclaimer.**
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not 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.

## Energy Efficiency Rating

|  | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 74 | |
| (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

**Darenth Court, NN1**

**Lounge**
12'11" x 11'0"
(3.94m x 3.35m)

**Bedroom**
13'1" x 8'10"
(3.99m x 2.69m)

**Kitchen**
7'10" x 7'7"
(2.39m x 2.31m)

**Bathroom**
6'9" x 5'7"
(2.06m x 1.70m)

**A/C**

**Floor Plan**

**Approx. Gross Internal Floor Area 420 sq. ft / 39.01 sq. m**
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property