

MANORFIELD CLOSE, NORTHAMPTON, NN3

£89,995 | 1 Bed Studio

BELVOIR!



BELVOIR! offers this studio apartment in Little Billing which is available to **INVESTORS ONLY** - sold with a tenant in situ paying £650PCM. The tenancy is running successfully with rent being paid on time, and all paperwork present and correct.

Situated on a nice cul-de-sac out of town.

This is a **LEASEHOLD** property. The vendor advises there are over 117 years remaining on the lease with total annual charges about £1,440.00, Ground rent is £100.

COUNCIL TAX BAND: A

- **STUDIO APARTMENT**
- **SOLD TENANTED ONLY - £650PCM**
- **WELL MAINTAINED**
- **117 YEARS ON LEASE**
- **EPC C RATED**
- **8.6% RETURN BASED ON ASKING PRICE**

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.

Important Disclosure.

Consumer Protection from Unfair Trading.

The Vendor of this property is a 'connected person' as defined within Sections 31 and 32 of the Estate Agents Act 1979.

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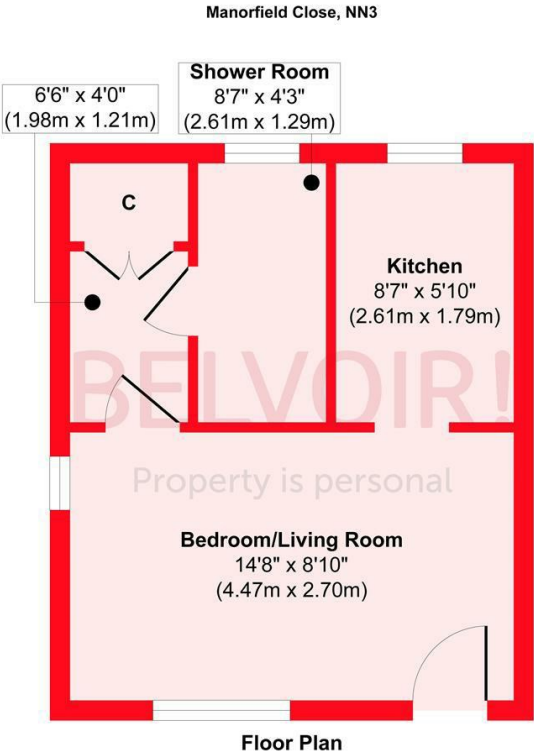
Energy Efficiency Rating

	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		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



Approx. Gross Internal Floor Area 260 sq. ft / 24.18 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

