

WELLINGTON STREET, NORTHAMPTON, NN1

£85,000 | 2 Bed Flat - Conversion

BELVOIR!



**CASH BUYERS ONLY** - Belvoir Estate Agents offer for sale this ninth floor two bedroom apartment that benefits from a large balcony with far reaching views over the town. The apartment is situated within the Northampton House development that is located in the heart of Northampton town centre. The accommodation briefly comprises entrance hall, lounge/diner/kitchen, two bedrooms and a bathroom. The property further benefits from upvc double glazing, electric heating and an allocated parking space in a secure gated car park.

This is a leasehold property. The vendor advises the remaining lease is around 100 years and total annual charges including ground rent are £2,495.

COUNCIL TAX BAND: D

- Two Bedrooms
- Ninth Floor Apartment
- Large Balcony
- Fantastic Views Over The Town
- Cash Buyers Only
- Allocated Parking Space
- UPVC Double Glazing
- Electric Heating

**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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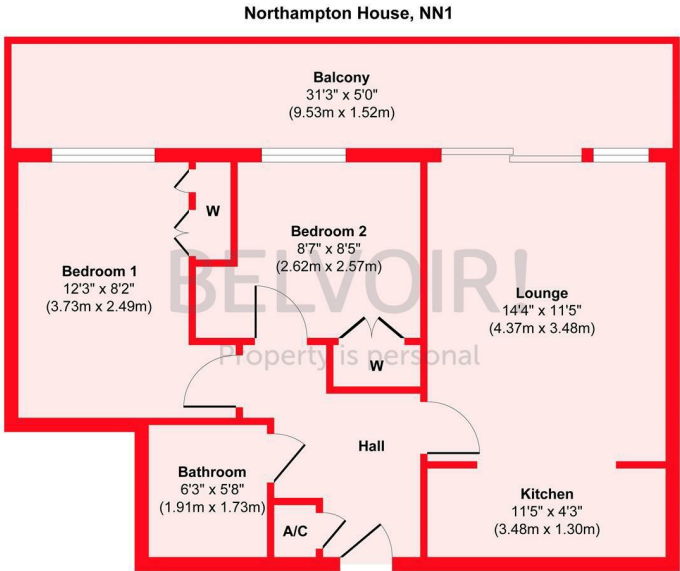
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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



Floor Plan  
Approx. Gross Internal Floor Area 544 sq. ft / 50.53 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

