



# Narrowboat Lane

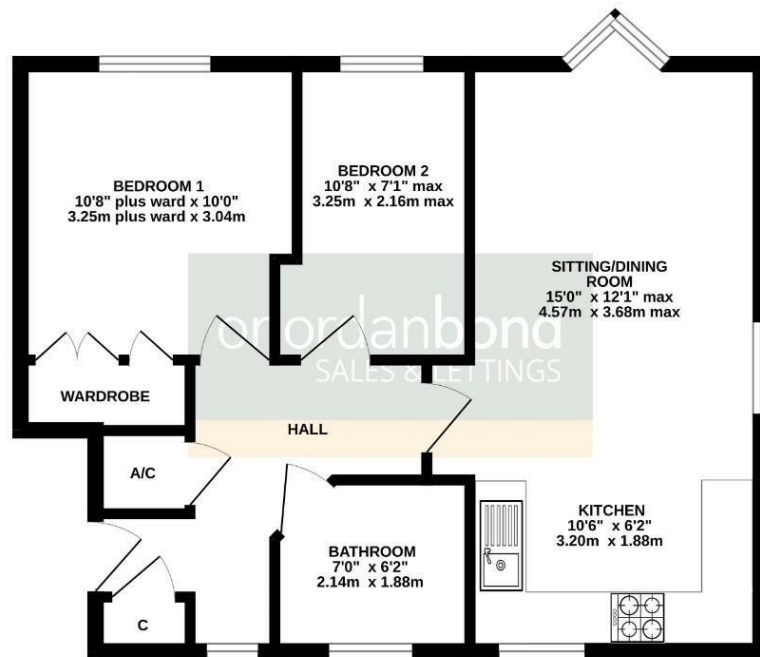
Hunsbury Meadows, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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## Narrowboat Lane

Hunsbury Meadows  
NN4 9DS

GUIDE PRICE £160,000

Offered to the market with no onward chain is this immaculately presented two bedroom first floor apartment situated in the desirable area of Hunsbury Meadows. This property offers a stylish and contemporary feel throughout.

Accommodation comprises communal entrance with secure entry intercom, entrance hall with storage cupboard, airing cupboard and doors to all other rooms. There is a fabulous open plan sitting/dining room and fitted kitchen with integrated appliances and dual aspect windows with views over parkland. There are two bedrooms with fitted wardrobes to the master bedroom and a modern bathroom with a shower over the bath. Outside there is also a communal car park with an allocated parking space and bin storage. Further benefits include uPVC double glazing and gas radiator heating. (A/546/-)

Leasehold Information: Lease Remaining - 140 years (as of 2025) / Ground Rent - £263.56 per annum / Service Charge - £1,420 per annum

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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