



# Hazelwood Road

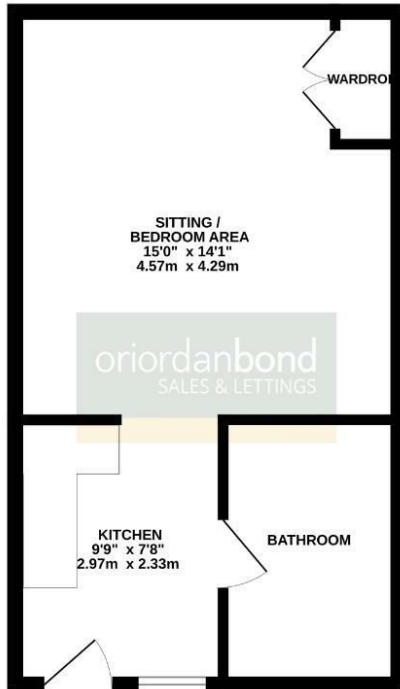
Town Centre, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 349 sq.ft. (32.4 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 as to their operability or efficiency can be given.  
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## Hazelwood Road

Town Centre  
NN1 1LG

GUIDE PRICE £85,000

A converted basement level studio apartment situated in this convenient central location close to Northampton's 'Cultural Quarter' and the town centre. The property would make a great investment or first time purchase.

Accommodation comprises steps down to a private entrance, open plan living area incorporating the kitchen, sitting room and sleeping area, and a separate three-piece shower room. Benefits include uPVC double glazing and electric heating. (B/349/-)

Leasehold Information: Lease Remaining - 115 years (as of 2024) / Ground Rent - £250 per annum / Service Charge - £780 per annum

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### 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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