



HOWKINS &
HARRISON

Apartment 2, 48 Derngate, Northampton, NN1 1UH

Guide Price £149,950

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A purpose built ground floor apartment conveniently positioned in the heart of the Town Centre and Cultural Quarter. Within a stones throw of Royal & Derngate theatre, museum, art gallery, restaurants and University of Northampton. The apartment comes with allocated parking and offers an ideal first time purchase or rental investment.

- Ground floor apartment
- Open plan sitting room and fitted kitchen
- Two bedrooms and bathroom
- Town Centre location
- Investment opportunity
- Allocated parking
- No upward chain

Accommodation

Entrance hall with storage cupboard, and access to all principal rooms. The open plan living/kitchen area provides a bright and spacious living space with a range of wall mounted and floor standing units, working surfaces incorporating a sink unit, and integrated appliances. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a bathroom fitted with a white suite and shower over the bath.

Outside

The apartment benefits from one allocated off-road parking space.

Leasehold Details

Leasehold – we understand there are 97 years remaining
Service charge £1890 per annum
Ground rent £200 per annum

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Services

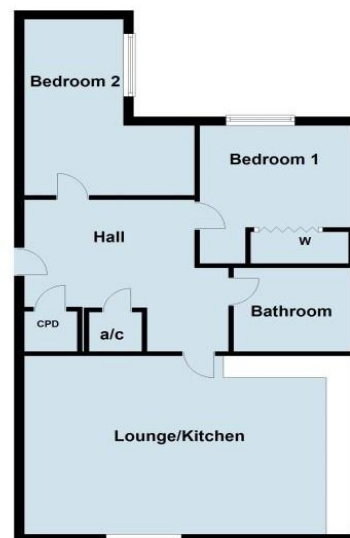
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council 0300-1267000
Council Tax Band - C

Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance, let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. The fixtures; fittings; services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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