

## CAMBORNE CLOSE, NORTHAMPTON, NN4

£130,000 | 2 Bed Flat - Purpose Built

# BELVOIR!



**BUY TO LET INVESTORS ONLY.** Belvoir Estate Agents are delighted to offer for sale this spacious two bedroom top floor apartment that is being sold as a going concern with tenants in situ. The property is currently let for £800 per month. The accommodation briefly comprises entrance hall, lounge/diner, kitchen/diner, two double bedrooms, bathroom, separate w.c and a large store room. The property further benefits from gas radiator central heating, upvc double glazing and a low service charge.

We have been advised by the seller that there are approximately 88 years remaining on the lease, the service charge is £800 per year and the ground rent is £10 per year.

COUNCIL TAX BAND: A

- Two Bedrooms
- Large Top Floor Flat
- Being Sold With Tenants In Situ
- Currently Let For £800pcm
- Lounge/Diner
- Kitchen/Diner
- Store Room
- Gas Radiator Heating
- UPVC double Glazing
- Low Service Charge

**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.

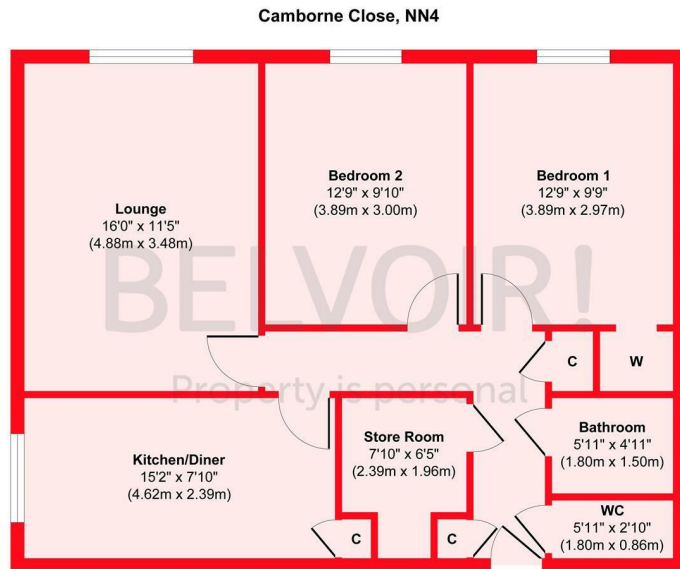
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Floor Plan**

Approx. Gross Internal Floor Area 765 sq. ft / 71.07 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

