

Flat 602, Alpha House Broad Street

**NORTHAMPTON
NN1 2HQ**

£100,000



- **TOWN CENTRE APARTMENT**
- **IDEAL INVESTMENT**
- **CLOSE TO RAILWAY STATION**
- **CONCIERGE SERVICE**

- **OFF ROAD PARKING**
- **NEATLY MAINTAINED**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, purpose built, top floor flat with a parking space, located in the centre of Northampton, close to the Railway Station and town centre shops and amenities. The property would make an ideal investment, first home or weekday accommodation for a professional being with in easy access of the university and Northampton General Hospital. The accommodation comprises; a communal lobby with concierge service, stairs and lifts to the sixth floor, a private entrance, large open plan sitting/dining area with a separate kitchen area with built in appliances, a double bedroom, a bathroom and a separate guest cloakroom W.C. Benefits include double glazing, electric heating, residents' gym on site and an allocated parking space in a gated car park. The property is offered with no upper chain and viewing is by appointment only.

Communal Entrance

A communal entrance lobby with a concierge service, lifts and stairs to the upper floors.

Entrance Hall

Doors to main accommodation, wall mounted panel heater, built-in storage cupboard, airing cupboard housing hot water tank, doors to main accommodation.

Open Plan Living Area

16'5" x 21'4 max (5.00m x 6.50m max)

A large open plan room with a sitting/dining area with a double glazed window to the front elevation, television point, electric panel heater, telephone point, wall light points. Open to a kitchen area, with wall and floor mounted units, roll edge work surfaces, stainless steel sink drainer unit, integrated electric oven and hob with an extractor hood over, integrated washing machine, integrated dishwasher, space for a fridge freezer, inset spotlights.

Cloakroom W.C.

Fitted with a low level W.C. and wash basin.

Bedroom

14'1" x 10'10" (4.29m x 3.30m)

Double glazed skylight window to the front elevation, wall mounted electric heater, television point., door to bathroom.

Bathroom

Fitted with a modern white suite comprising a P-shaped panel bath with a shower and screen over, pedestal sink and a low level W.C. Wall mounted electric heated towel rail, extractor fan.

Parking

There is an allocated parking space in a private car park accessed from the rear of the building.

Agents Notes

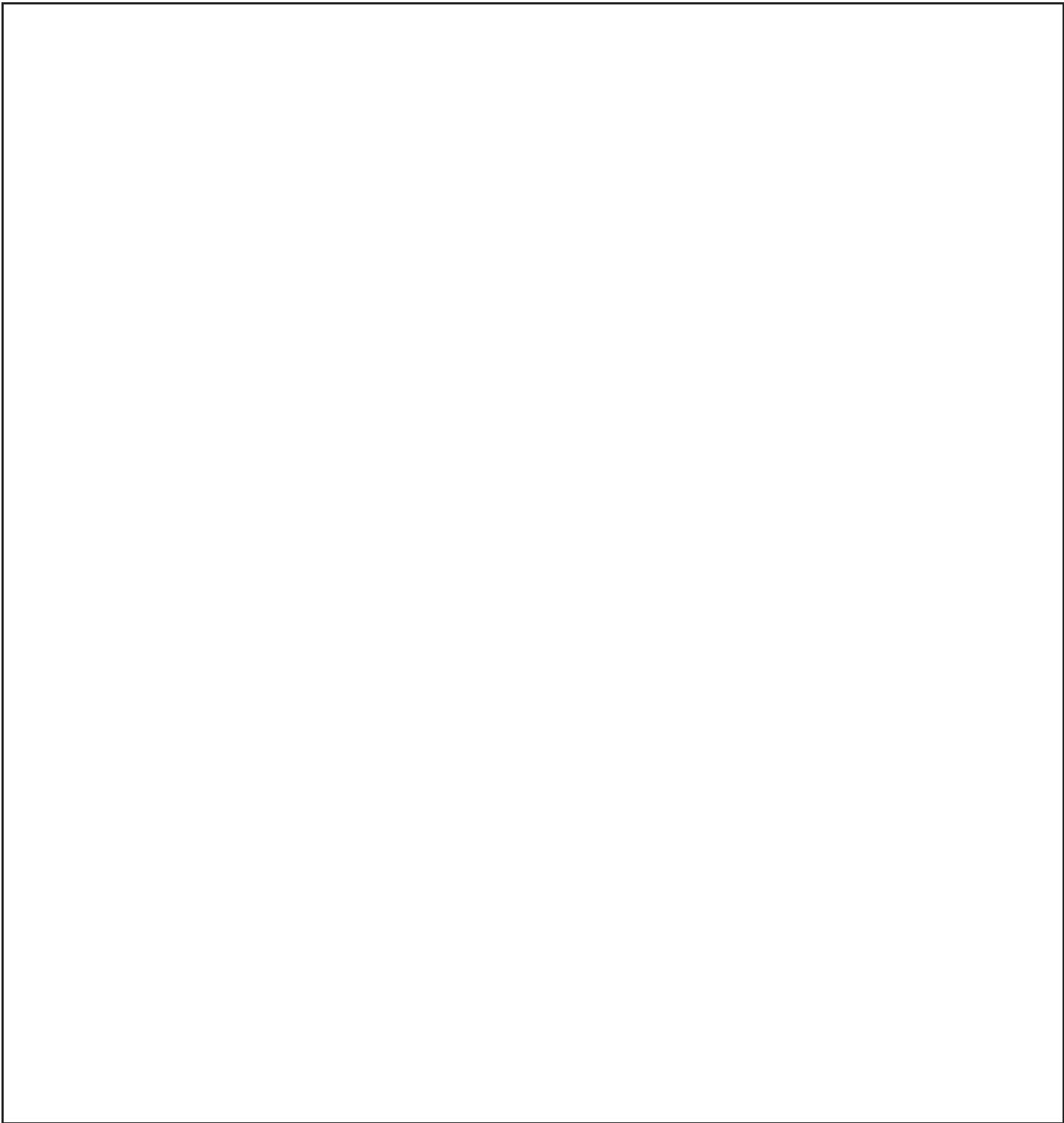
Ground rent £312.58 PA

Service charge £3544 PA

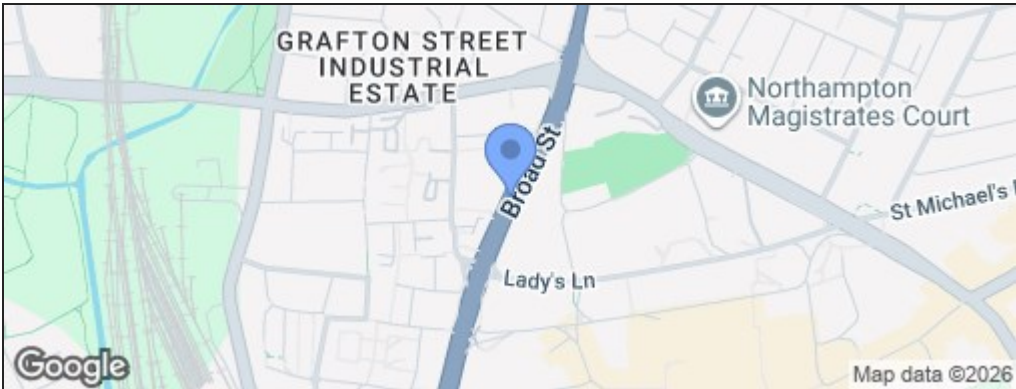
Lease is 125 years from 01/01/2007

There is a remaining lease of approximately 106 years.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.