



HOWKINS &  
HARRISON

**6 Norman Snow Way, Duston, Northampton, NN5 6FH**

Guide Price £169,950

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Northampton, NN5 6FH

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A modern two bedroom apartment, currently let out at £975pcm, situated within the popular Timken estate. This property is offered in good order throughout, and is ideally suited to a first time buyer or as a buy to let investment.

## Accommodation

This flat sits within a purpose built block with stairs to all floors. The apartment entrance hall leads to all respective rooms. The open plan lounge and kitchen area is fitted with floor standing and wall mounted cupboards, working surfaces incorporating a stainless steel sink unit, built-in oven and hob, space for free standing fridge/freezer and under counter space for washing machine/dryer. There are two double bedrooms and a bathroom with a shower over bath, wash basin and WC. The apartment has wooden flooring laid throughout, with laminate in the bathroom.

## Outside

The apartment comes with one allocated parking space.

## Lease details

The lease commenced in January 2011 for 125 years, there are around 109 years 8 months remaining.

Service charge: £1,598.12

Open space management: £175.84

Ground rent: £280.82

## Floorplan

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

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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. - Tel: 0300-1267000  
Council Tax Band - C

## Howkins & Harrison

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Agents Notes

Some images have been virtually staged to show potential furniture layout and room use.

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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