

# HILL FORT CLOSE, NORTHAMPTON, NN4

£125,000 | 2 Bed House - Semi-Detached

# BELVOIR!



50% SHARED OWNERSHIP - Belvoir Estate Agents are delighted to offer for sale a 50% share of this modern two bedroom semi detached house located in the popular area of West Hunsbury. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/diner, first floor landing, two double bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing, rear garden, driveway providing off road parking and is situated just a short walk away from local shops, a doctors surgery and a primary school.

The other 50% share is owned by the housing association. The current rent payable is £305.85 per month. There is also a service charge payable of £55.74 per month.  
COUNCIL TAX BAND: C

- 50% Shared Ownership
- Two Double Bedrooms
- Semi Detached House
- Driveway
- Cloakroom
- Lounge/Diner
- Rear Garden
- Close To Local Amenities

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).


**Disclaimer.**

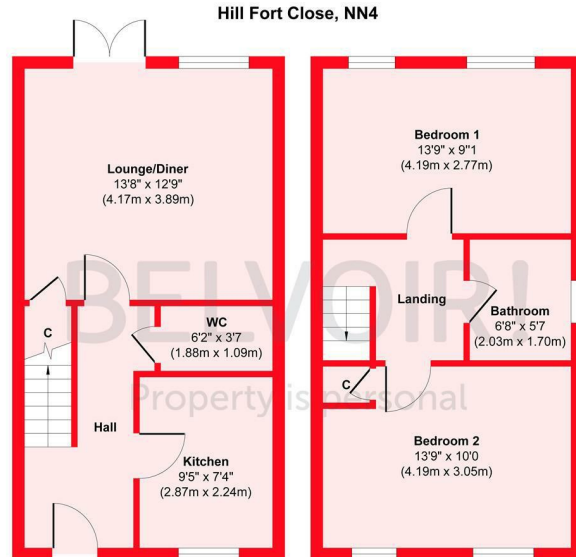
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 



**Ground Floor**  
Approximate Floor Area  
361 sq. ft  
(33.53 sq. m)

**First Floor**  
Approximate Floor Area  
361 sq. ft  
(33.53 sq. m)

**Approx. Gross Internal Floor Area 722 sq. ft / 67.06 sq. m**  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

