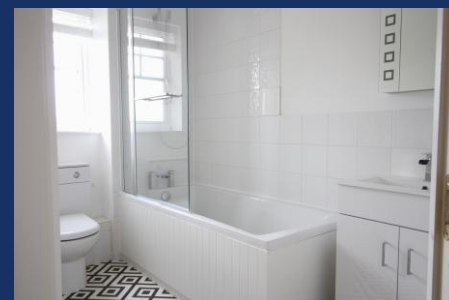




HOWKINS &  
HARRISON

30 The Nurseries, Cliftonville, Northampton, NN1 5HN

Guide Price £150,000 (Leasehold)

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NN1 5HN

Guide Price £150,000  
(Leasehold)

A two double bedroom first floor apartment conveniently situated within a short distance of Northampton general hospital, the town centre and major road communications, offered for sale as an ideal investment opportunity with a passing rent of £1000 pcm or first time buy.

## Accommodation

The apartment is located on the first floor and is accessed via a secure communal entrance hall with stairs rising to the first floor where the apartment is located. An entrance vestibule leads into the hall where there are two store cupboards, and doors off to all rooms. The lounge has wood effect flooring and overlooks the front aspect, likewise does the kitchen, which comes with a range of modern high gloss fitted cabinets, working surfaces incorporating a sink unit, gas hob and electric oven, plumbing for both washing machine and dishwasher, space for fridge/freezer and a concealed gas fired boiler. There are two bedrooms with the master bedroom having fitted wardrobes. The bathroom briefly comprises of a bath with shower over, vanity unit wash hand basin and WC.

## Outside

There is an allocated parking bay for one vehicle, as well as visitors parking.

## Leasehold Details

We understand that the lease commenced in 2000 for 150 years. We also understand that the service charge is £1030.22 and ground rent is £172.76pa

## 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

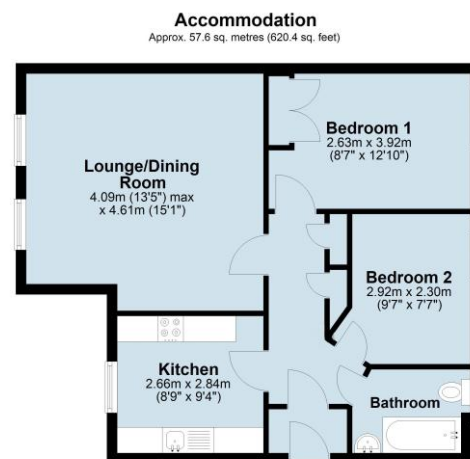
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

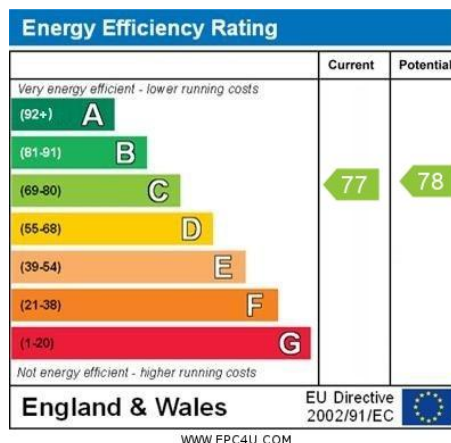
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

West Northamptonshire Council - Tel:0300-1267000.  
Council Tax Band- C



Total area: approx. 57.6 sq. metres (620.4 sq. feet)



## Howkins & Harrison

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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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