



## 63 St. James Park Road, Northampton, NN5 5DY

**Asking price £131,500**

CityRise are delighted to present a stunning 2-bedroom apartment located in Northampton. This property is exclusively available for investors seeking a lucrative opportunity in the real estate market.

The apartment appeals to a broad tenant profile, including young professionals, couples, and individuals seeking a modern and well-connected living space. It comprises an open-plan kitchen-living space, two spacious bedrooms and and two modern bathroom.

There has never been a better time to invest in a property in Northampton. With its growing economy, thriving cultural scene, excellent transport links, affordable prices, and strong rental demand, Northampton is a smart choice for property investors.

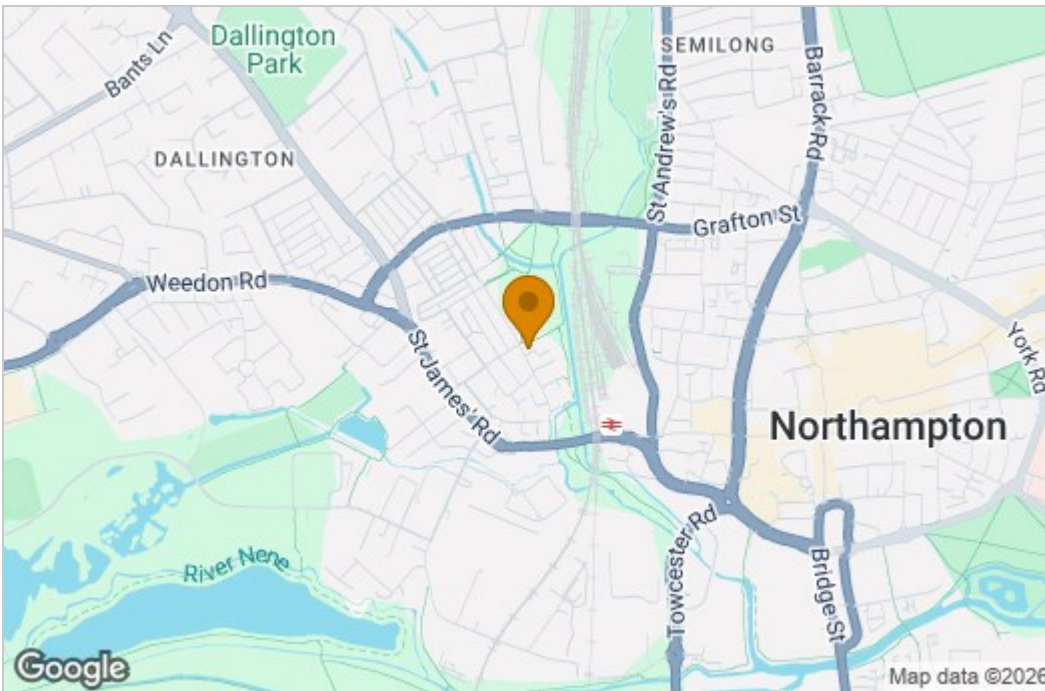
For more information, including pricing and investment details, please contact our team. Don't miss out on this exceptional investment opportunity!

EPC - B  
Council tax band - B



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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