



HOWKINS &
HARRISON

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

Guide Price £159,950

- Wonderful top floor apartment
- Open plan lounge & modern kitchen
- Two double bedrooms
- Modern bathroom suite
- Gas radiator heating
- Allocated parking
- Block of ONLY three apartments

A superbly presented top floor two bedroom apartment in a modern block of only two other apartments. Occupying the entire second floor, the apartment offers light and airy modern accommodation ideally positioned on the Timken development close to all amenities and major road networks

An ideal first time buy or investment opportunity with a current passing rent of £975pcm.

Location

Duston is situated approximately two miles west of Northampton town centre. There are local shopping facilities close by and more day to day shopping facilities are within a short distance to Sixfields and The old village of Duston. Schooling is provided with several state primary schools and Duston Upper School as well as close by private education at Quinton House. Access to the M1, Junctions 15a & 16 are within a short distance as well as Northampton main line train station which operates to both Birmingham, New Street and London, Euston.

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 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.

Leasehold 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

Marketing Note

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

Floorplan

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

Agents Note

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



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

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.

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.

Local Authority

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

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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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