

# ST. ANDREWS STREET, NORTHAMPTON, NN1

Offers over £95,000 | 1 Bed Flat - Purpose Built

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern one bedroom fifth floor apartment located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, open plan lounge and Kitchen, one double bedroom and a bathroom. The property further benefits from electric heating and double glazing.

This is a leasehold property. The vendor advises the remaining lease is around 106 years, and total annual charges including ground rent are around £3,100

COUNCIL TAX BAND: B

- One Bedroom
- Fifth Floor Apartment
- Open Plan Lounge/Kitchen
- Electric Heating
- Double Glazing
- Close To Town Centre
- Close To Train Station

**Draft Details.**

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

**Disclaimer.**

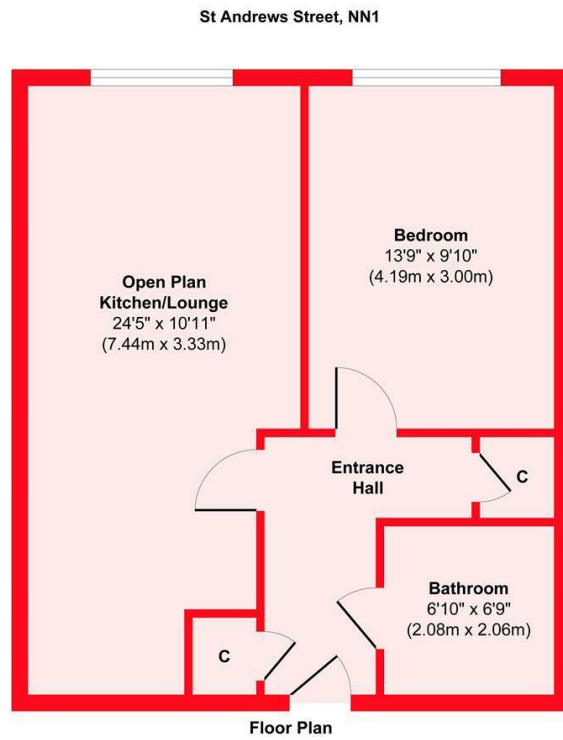
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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>		
(81-91) <b>B</b>	81	83
(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	



Approx. Gross Internal Floor Area 514 sq. ft / 47.83 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

