

# STOCKLEY STREET, NORTHAMPTON, NN1

£155,000 | 2 Bed Flat - Conversion

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this stylish two bedroom factory conversion located within close walking distance of the town centre and general hospital. The accommodation briefly comprises open plan lounge/kitchen, bedroom one with en-suite, bedroom two and bathroom. The property further benefits from gas radiator central heating and an allocated parking space.

This is a leasehold property. The vendor advises the remaining lease is around 117 years, and total annual charges including ground rent are around £1,270.

Photos taken prior to current tenancy commencing

COUNCIL TAX BAND: C

- Two Bedrooms
- Ground Floor Apartment
- Stylish Factory Conversion
- Allocated parking
- Open Plan Living/kitchen
- En-Suite to Bedroom One
- Close To Town Centre
- Close To General Hospital

**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.

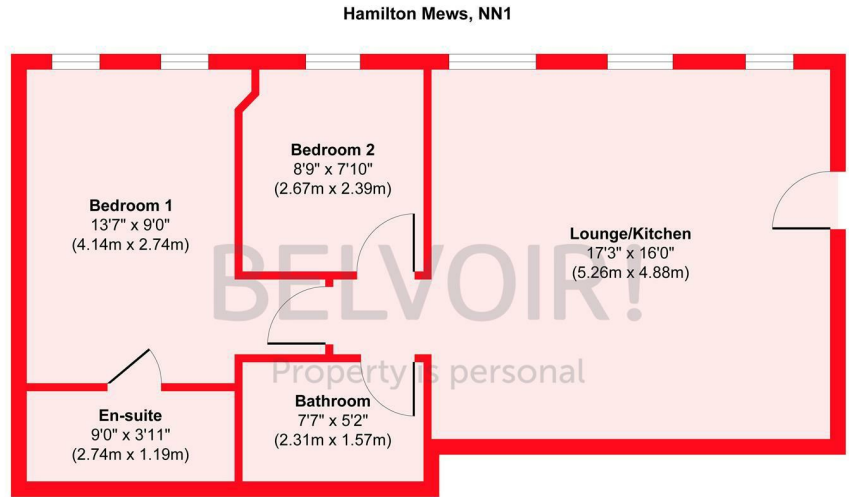
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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | <b>81</b>                  | <b>81</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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



Floor Plan

Approx. Gross Internal Floor Area 587 sq. ft / 54.53 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

