



HOWKINS &
HARRISON

Apartment 12, 127 Park View, Harlestone Road, Northampton, NN5 6AA

Guide Price £149,000

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A well kept first floor apartment within a secure and highly regarded development behind electric gates, offered for sale with a share of the freehold. An ideal first time buy or investment opportunity, with an anticipated rental income of £850 pcm.

Accommodation

The development is approached through electrically operated gates just off the Harlestone Road where there are well kept gardens and parking. The apartment can be found on the first floor through secure intercom entry system. The hall has doors off to all rooms, as well as the airing cupboard which houses the hot water cylinder. The lounge overlooks the front of the development, as does the bedroom which has a built in wardrobe. The kitchen has a range of modern high gloss facing cabinets, working surfaces which incorporate a sink unit, hob, oven and plumbing for washing machine. The bathroom suite has a bath with shower over, wash hand basin and WC.

Outside

There are well maintained communal gardens, bin store and several communal parking bays.

Lease Details

We understand the lease commenced in 1989 for 125 years. The apartment comes with a share of the freehold and we understand that there is a monthly service charge of £170.00 which includes insurance of the main structure, cleaning, lighting of communal areas and grounds.

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.

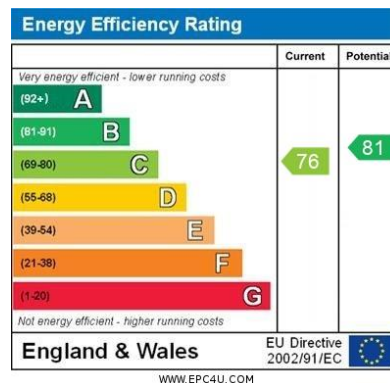
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Total area: approx. 41.5 sq. metres (446.2 sq. feet)



Local Authority

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

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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