

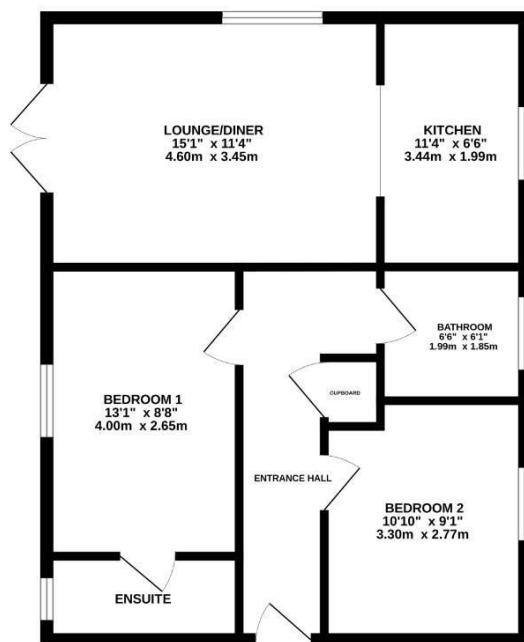


43 SAW MILLS COURT OLD TOWCESTER ROAD NORTHAMPTON, NN4 8EX

£155,000
LEASEHOLD

Stonhills are pleased to offer this modern and well-presented two bedroom second floor apartment, located in the sought-after Southbridge area close to Northampton town centre and the Waterside University Campus. The property features an open plan kitchen/living/dining room, two double bedrooms, an ensuite to the master and a modern bathroom. Further benefits include allocated parking for one, double glazing and no onward chain. Southbridge is ideally situated for access to local amenities, and offers excellent road and rail links, making this property an ideal first-time purchase or investment opportunity.

 **stonhills**
LAND & ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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