



HOWKINS &  
HARRISON

**Flat 3, Swan Court, College Street, Town Centre,  
Northampton, NN1 2QP**

Guide Price £100,000

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Leasehold

A two bedroom first floor apartment situated in the heart of the town centre, offered for sale with no upward chain and an ideal investment opportunity as it has been for several years, with an anticipated rental income of around £850.00 pcm.

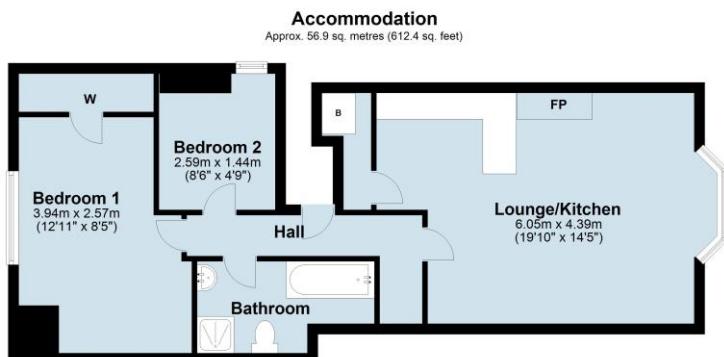
## Accommodation

The four apartments within this particular block are approached from College Street through a secure entry system, the hall gives access to three apartments, and here is where this particular flat can be found.

The lounge/kitchen overlooks the Drapery and has a selection of high gloss cream-coloured cabinets, working surfaces and sink unit, space for fridge, washing machine and a "combi" gas fired boiler within a cupboard. Bedroom one has a built-in wardrobe and there is a further single bedroom and bathroom.

## Floorplan

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



Total area: approx. 56.9 sq. metres (612.4 sq. feet)

## 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.

## Local Authority

West Northamptonshire Council - Tel: 0300-1267000

Council Tax Band – A

## Viewing

Strictly by prior appointment via the agents Howkins & Harrison.

Contact Tel: 01604-823456

## Howkins & Harrison

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Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

## Leasehold Details

We understand the lease was for 125 years which commenced in 2016.

Ground rent £100 pa

Service charge is approx £1200pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	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	77	81
EU Directive 2002/91/EC		

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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.

