



27 Henry Bird Way
Northampton, NN4 8GE



Derran Dooley

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Positioned on the top floor of this popular riverside development on Henry Bird Way, this well-presented two-bedroom apartment offers approximately 578 sq ft of accommodation, with one of its real highlights being the private balcony overlooking the River Nene.

The apartment has a particularly light and spacious feel, helped by the high vaulted ceiling and impressive apex window within the main living area. The open-plan lounge and kitchen provides plenty of room for both relaxing and dining, with doors opening onto a Juliet balcony as well as access to the main balcony, creating an excellent outlook across the river.

The kitchen is fitted with a range of modern wall and base units, together with an integrated fridge/freezer, electric oven and hob, pull-out larder and space for a washing machine.

There are two well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room and direct access onto the balcony. Bedroom two provides useful additional accommodation and would work equally well as a guest bedroom or home office. A separate bathroom completes the accommodation.

Outside, the private balcony provides a great place to sit and enjoy the elevated views across the River Nene, while the property also benefits from one allocated parking space, a visitor parking permit and secure entry.

Henry Bird Way is ideally positioned for those wanting convenient access to Northampton town centre, Northampton General Hospital and the University of Northampton, while riverside walks and a range of shops, restaurants and everyday amenities are also within easy reach.

An excellent option for first-time buyers, professionals or investors, and internal viewing is highly recommended.

Years left remaining on the lease: 98 years

Service Charge: £1632.12

Ground Rent: £590

Council Tax Band; C

EPC Rating: C

Guide price £160,000



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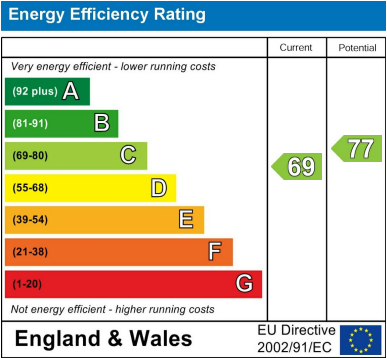
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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA - 578sq.ft. (53.7 sq.m.) approx.
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