

Doddridge Street  
Northampton  
NN1 2RN

£144,000



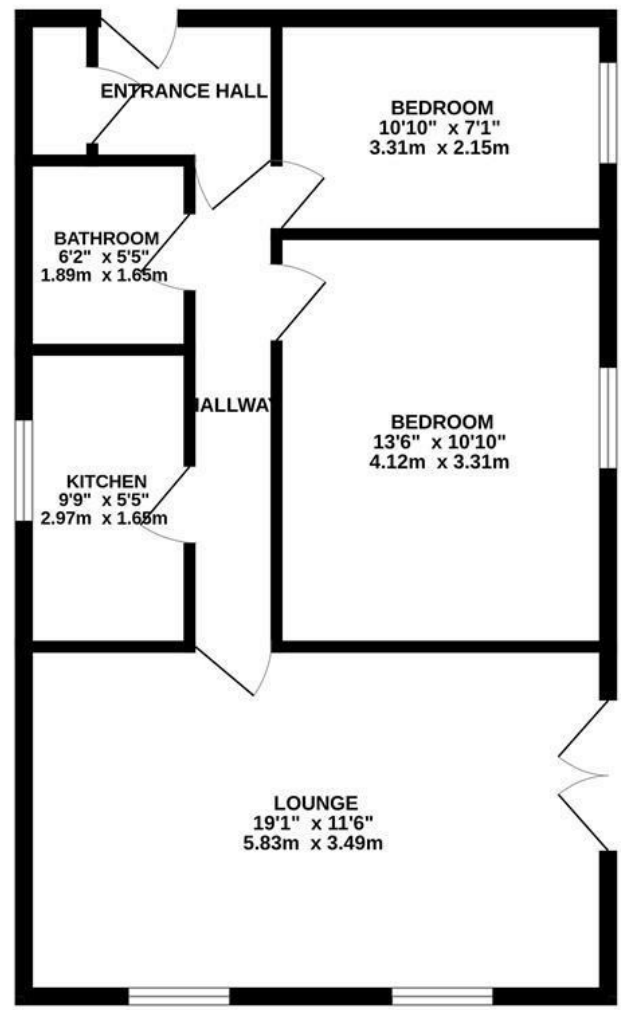
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

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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## AT A GLANCE...



Lounge with Juliette balcony



Fitted kitchen



Two bedrooms



One bathroom



Local park



Permit parking available



# WHAT'S GREAT?

**\*\* LOW SERVICE CHARGE AND ONLY £10 PER YEAR GROUND RENT\*\***

A fantastic opportunity for first-time buyers or investors, this well-presented two-bedroom ground floor flat is ideally located just a few minutes' walk from the town centre and train station, Northampton General Hospital and University also located just a short walk.

The property features two good-sized bedrooms, a spacious lounge with a Juliette-style balcony, a separate kitchen, and a family bathroom.

There is also a generous internal storage area, offering practical space rarely found in similar flats.

Permit parking is available, and a new children's playground is currently being developed in the area, making it a great choice for young families.

With low ground rent and service charges, approximately 93 years remaining on the lease, and no onward chain, this property is ready for immediate occupation.

Don't miss out on this well-located, low-maintenance home offering excellent value and convenience.

...expect excellence





# SELLER'S SECRET

I have owned the property for a number of years , it has always provided with me a great rental income.



## Why we like it....

This property is an ideal first time purchase or investment opportunity being walking distance to both the town centre and train station. The property is also in close proximity to Sol Central leisure complex.

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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