

BELVOIR!

Property is personal

£162,495

Leicester Street

Northampton, NN1 3RS

PROPERTY SUMMARY

Belvoir Estate Agents present for sale this spacious two bedroom ground floor maisonette that has its own private rear courtyard garden area. This modern development was built in 2007 on the edge of the Racecourse park and is located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, two double bedrooms and a large bathroom. The property further benefits from gas radiator central heating, upvc double glazing, a separate walk in storage unit and an allocated parking space in a secure gated car park.

We have been advised by the seller that there are approximately 107 years remaining on the lease, the ground rent is £150 per year and the service charge is £2,770 per year.

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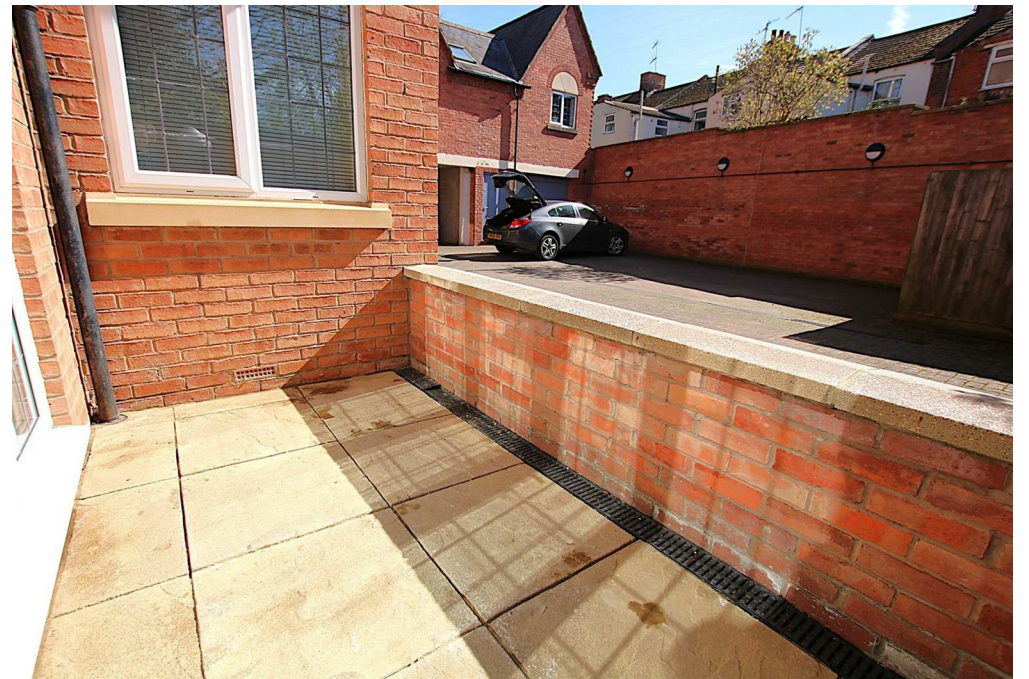
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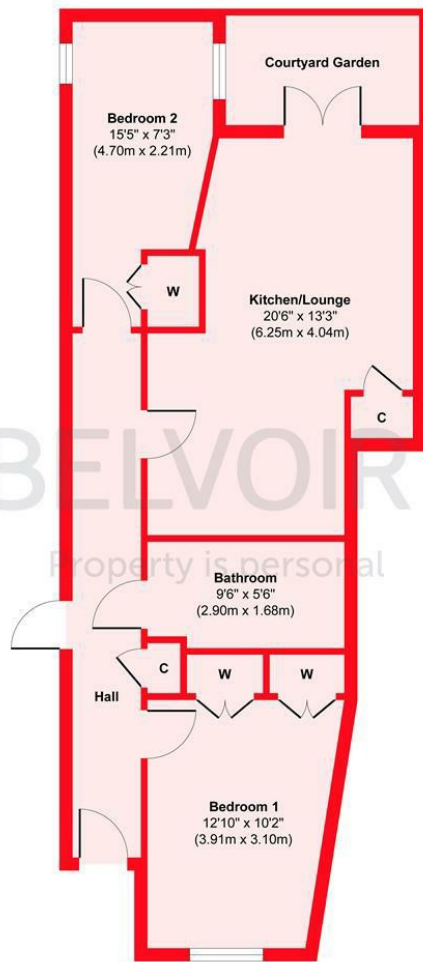








Leicester Street, NN1



Floor Plan

Approx. Gross Internal Floor Area 654 sq. ft / 60.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

LOCAL AUTHORITY

Northampton

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 74 |
| (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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OFFICE ADDRESS

East Hunsbury Local Centre Butts
Road
Northampton
Northamptonshire
NN4 0UE

OFFICE DETAILS

01604 701701
northampton@belvoir.co.uk
www.belvoirnorthampton.com