

# COUNTESS ROAD, NORTHAMPTON, NN5

£125,000 | 2 Bed Flat - Purpose Built

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom first floor apartment with no above chain. The property benefits from an extended lease with over 150 years remaining and a low service charge of £1,133 per year. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property further benefits from upvc double glazing, electric heating and one allocated parking space.

This is a leasehold property. The vendor advises the remaining lease is around 151 years, and total annual charges including ground rent are around £1,133

COUNCIL TAX BAND: A

- Two Bedrooms
- First Floor Flat
- Allocated Parking Space
- No Chain
- Extended Long Lease
- Low Service Charge
- Large Lounge/Diner
- UPVC Double Glazing
- Electric Heating

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

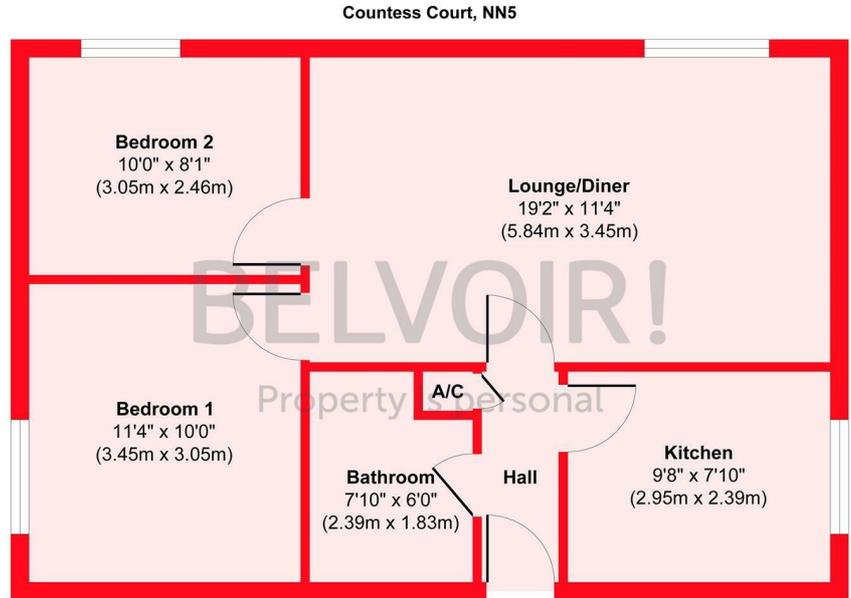
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Floor Plan

Approx. Gross Internal Floor Area 575 sq. ft / 53.41 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

