

# DOWNWOOD CLOSE, NORTHAMPTON, NN3

£89,995 | 1 Bed Flat

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this well presented ground floor studio flat with no above chain. The accommodation briefly comprises entrance hall, lounge/bedroom, kitchen and shower room. The property further benefits from electric heating, upvc double glazing and off road parking.

The seller has advised that there are approximately 953 years remaining on the lease and the current service charge & ground rent charge combined is £118.62 per month.

COUNCIL TAX BAND: A

- Studio Flat
- Ground Floor
- Well Presented
- No Chain
- Off Road Parking
- UPVC Double Glazing
- Electric Heating
- Separate Kitchen

**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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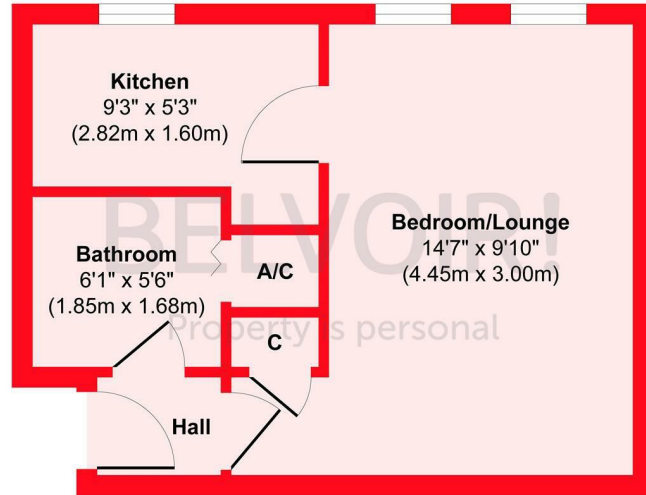
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</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	

Downwood Close, NN3



Floor Plan

Approx. Gross Internal Floor Area 275 sq. ft / 25.54 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

