



Belvoir Estate Agents are delighted to offer for sale this well presented one bedroom first floor apartment located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, large open plan lounge/dining/kitchen, one double bedroom and a bathroom. The property further benefits from upvc double glazed windows, electric heating, one allocated parking space in a secure gated car park and communal facilities to include a manned concierge service, gym and courtyard gardens.

The seller has advised that there are approximately 106 years remaining on the lease, the service charge is £3,074.02 per year and the ground rent is £312.58 per year. The service charge includes the cost of the water bill.

COUNCIL TAX BAND: C

- One Bedroom
- First Floor Apartment
- Well Presented
- Large Open Plan Lounge/Dining/Kitchen
- Allocated Parking Space
- Secure Gated Car Park
- Double Glazing
- Electric Heating
- Close To Town Centre
- Close To Train Station

**Draft Details.**

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

**Disclaimer.**

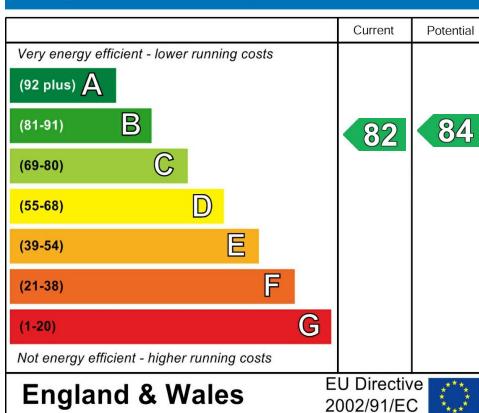
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

# BROAD STREET, NORTHAMPTON, NN1

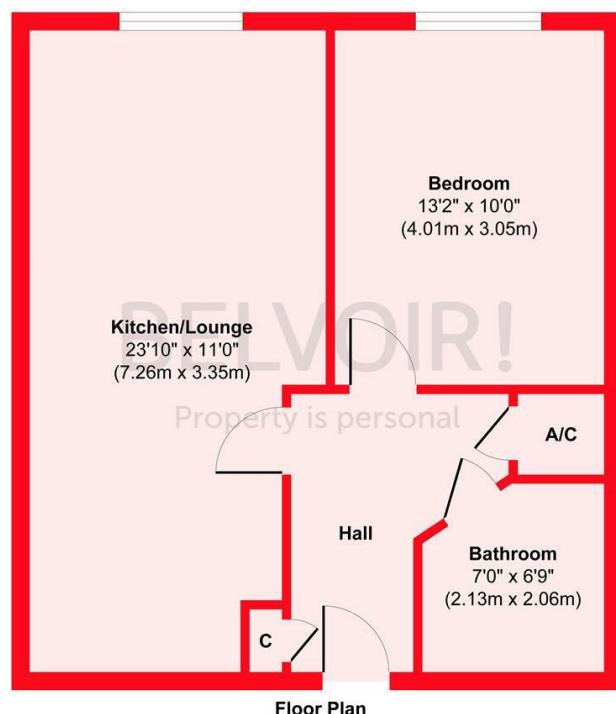
£93,000 | 1 Bed Flat - Purpose Built

# BELVOIR!

## Energy Efficiency Rating



Alpha House, NN1



Approx. Gross Internal Floor Area 508 sq. ft / 47.19 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

