



HOWKINS &  
HARRISON

**Apartment 8, Mansard House, South Meadow Road,  
Northampton, NN5 4RG**

**Offers in excess of £125,000**

# Apartment 8, Mansard House, South Meadow Road, Northampton, NN5 4RG

Offers in excess of £125,000

A modern purpose built ground floor apartment situated on a desirable, gated development offered for sale with no upward chain and wonderful opportunity for a first time buyer or investment opportunity with an anticipated rental income of £800 pcm.

## Accommodation

The apartment is entered through a secure communal hall and a door into the lounge where French doors lead onto the private terrace. The kitchen has a range of pale beech facing cabinets, working surfaces incorporating a sink unit, hob, oven, washing machine and fridge. The double bedroom has a built in wardrobe and a shower room with cubical, wash hand basin and WC, and overlooks the communal gardens to the rear.

## Outside

Secure parking for one vehicle that is gained through electric gates and communal and well tended grounds.

## Lease Details

We understand that lease commenced in 2007 for 125 years.  
Service charge £2,971.78 per annum as of Jan-Dec 2025  
Ground rent £250.00 per annum

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council - Tel: 0300-1267000  
Council Tax Band- A

## Agents notes

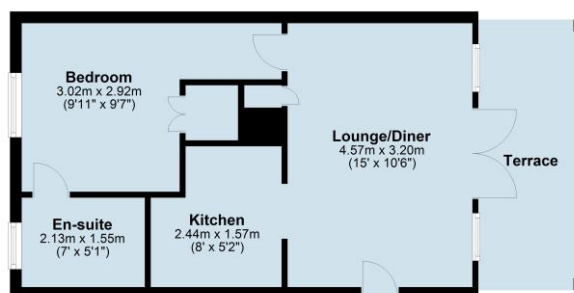
Some images have been virtually staged to show potential furniture layout and room use.

## Howkins & Harrison

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**Accommodation**  
Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 43.1 sq. metres (464.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	
WWW.EPC4U.COM			

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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