RIVER VIEW, NORTHAMPTON, NN4

£145,000 | 2 Bed Apartment

BELVOIR!

A modern two bedroom ground floor apartment located close to Northampton town centre and the university campus. The property is currently tenanted and would make an ideal buy to let investment. The accommodation briefly comprises large open plan lounge/dining room/kitchen, inner hallway, two bedrooms and bathroom. The property further benefits from gas radiator central heating, upvc double glazing and an allocated parking space.

We have been advised by the seller that there are approximately 130 years remaining on the lease and the annual ground rent and service charge is approximately £2,732

COUNCIL TAX BAND: C

- Two Bedroom Apartment
- Ground Floor
- Allocated Parking
- Currently Tenanted
- Close To Town Centre

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.

Draft Details.

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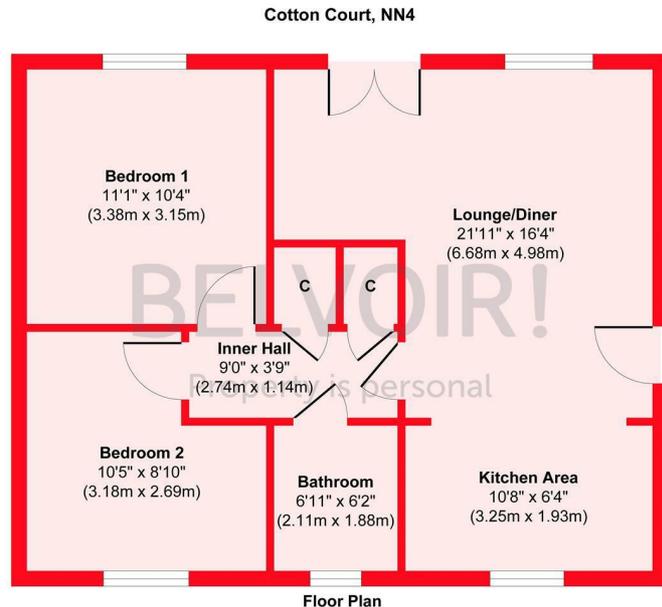
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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

Cotton Court, NN4

Bedroom 1
11'1" x 10'4"
(3.38m x 3.15m)

Lounge/Diner
21'11" x 16'4"
(6.68m x 4.98m)

Inner Hall
9'0" x 3'9"
(2.74m x 1.14m)

C   C

Bedroom 2
10'5" x 8'10"
(3.18m x 2.69m)

Bathroom
6'11" x 6'2"
(2.11m x 1.88m)

Kitchen Area
10'8" x 6'4"
(3.25m x 1.93m)

Floor Plan

Approx. Gross Internal Floor Area 589 sq. ft / 54.71 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property