

# LION COURT, NORTHAMPTON, NN4

£149,995 | 2 Bed Flat

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom third floor apartment that benefits from having a balcony and stunning river views. The property is ideally located just a short walk away from Northampton town centre and train station. The well presented accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing and an allocated parking space.

- Two Bedrooms
- Third Floor Apartment
- Balcony
- River Views
- Well Presented Throughout
- Gas Radiator Heating
- UPVC Double Glazing
- Allocated Parking Space
- Close To Town Centre
- Close To Train Station

COUNCIL TAX BAND:

**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).

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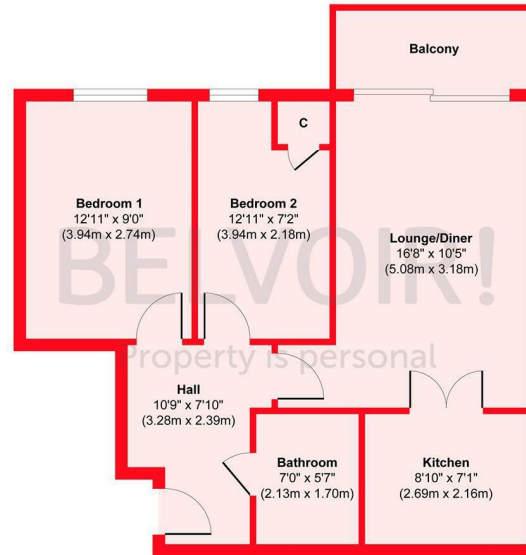
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	

Lion Court, NN4



Floor Plan

Approx. Gross Internal Floor Area 586 sq. ft / 54.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

