



HOWKINS &  
HARRISON

Apartment 2, 48 Derngate, Northampton, NN1 1UH

Guide Price £149,950

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A purpose built ground floor apartment conveniently positioned in the heart of the Town Centre and Cultural Quarter. Within a stones throw of Royal & Derngate theatre, museum, art gallery, restaurants and University of Northampton. The apartment comes with allocated parking and offers an ideal first time purchase or rental investment.

- Ground floor apartment
- Open plan sitting room and fitted kitchen
- Two bedrooms and bathroom
- Town Centre location
- Investment opportunity
- Allocated parking
- No upward chain

### Accommodation

Entrance hall with storage cupboard, and access to all principal rooms. The open plan living/kitchen area provides a bright and spacious living space with a range of wall mounted and floor standing units, working surfaces incorporating a sink unit, and integrated appliances. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a bathroom fitted with a white suite and shower over the bath.

### Outside

The apartment benefits from one allocated off-road parking space.

### Tenure

Leasehold – we understand there are 97 years remaining  
Service charge £1890 per annum  
Ground rent £200 per annum

### Floorplan

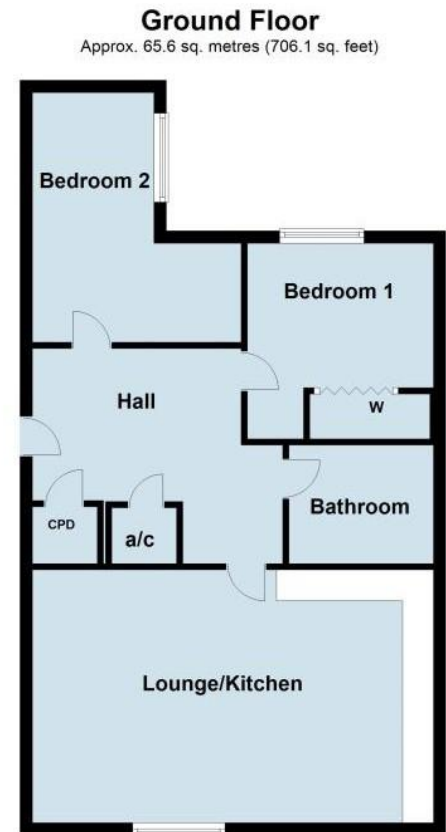
Howkins & Harrison provide these plans for reference only - they are not to scale.

### 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 0300-1267000  
Council Tax Band - C



**Ground Floor**  
Approx. 65.6 sq. metres (706.1 sq. feet)

Total area: approx. 65.6 sq. metres (706.1 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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