



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom first floor apartment located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, lounge/diner, separate kitchen, two bedrooms and a bathroom. The property further benefits from upvc double glazing, electric heating and an allocated parking space.

**Lease details:** We have been advised by the sellers that there is approximately 95 years remaining on the lease. The service charge and ground rent combined is approximately £2,255 for the last year.

COUNCIL TAX BAND: B

- Two Bedrooms
- First Floor Apartment
- Allocated Parking Space
- Large Lounge/Diner
- UPVC 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.

# UPPER PRIORY STREET, NORTHAMPTON, NN1

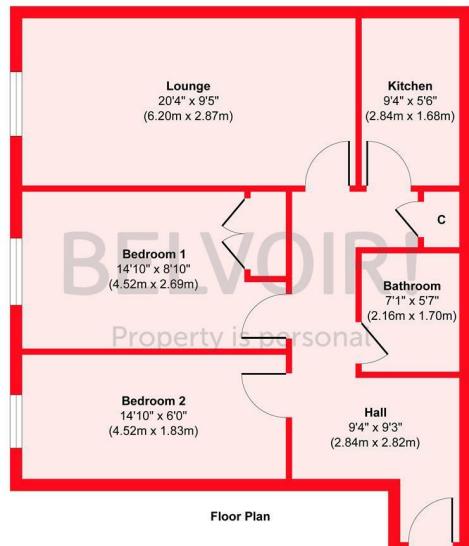
£120,000 | 2 Bed Flat - Purpose Built

# BELVOIR!

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(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	

Chalfont Court, NN1



Approx. Gross Internal Floor Area 648 sq. ft / 60.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

