Alpha House
Broad Street
NORTHAMPTON
NN1 2HS

£120,000

- FIRST FLOOR APARTMENT
- MASTER WITH EN SUITE
- ELECTRIC HEATERS THROUGHOUT
- COMMUNAL GYM
- ALLOCATED PARKING SPACE IN SECURE CAR PARK
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- CONCIERGE SERVICE
- COMMUNAL GARDENS
- ENERGY EFFICIENCY RATING: C

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A modern, two double bedroom first floor apartment, situated in close to Northampton Town Centre and Train Station. The block is monitored by a concierge service and is fitted with lifts, communal gym and gardens. The accommodation comprises in brief: communal entrance, apartment entrance hall, open plan kitchen/dining/lounge, two double bedrooms, master with en suite, and bathroom. Additional benefits include double glazing, electric heaters and allocated parking in secure car park.

Ground Floor

Communal Entrance
Lifts to all floor, concierge service desk.

First Floor

Apartment Entrance Hall
Laminate flooring, electric heater, built in airing cupboard, built in storage cupboard, doors to:

Open Plan Kitchen/Dining/Lounge
23'10" x 11'1" (7.27 x 3.40)

Dining/Lounge
Electric heater, double glazed window to front.

Kitchen
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, fitted electric oven, built in dishwasher and washing machine, tiled flooring.

Bedroom One
16'10" x 8'11" (5.15 x 2.73)
Electric heater, double glazed window to front, door to:

En Suite
Suite comprising tiled double shower cubicle with shower unit above, hand wash basin, low level WC, tiled flooring, tiled splash areas.

Bedroom Two
13'4" x 9'0" (4.07 x 2.75)
Electric heater, double glazed window to front.

Bathroom
Suite comprising bath unit, hand wash basin, low level WC, heated towel rail, tiled splash areas.

Externally

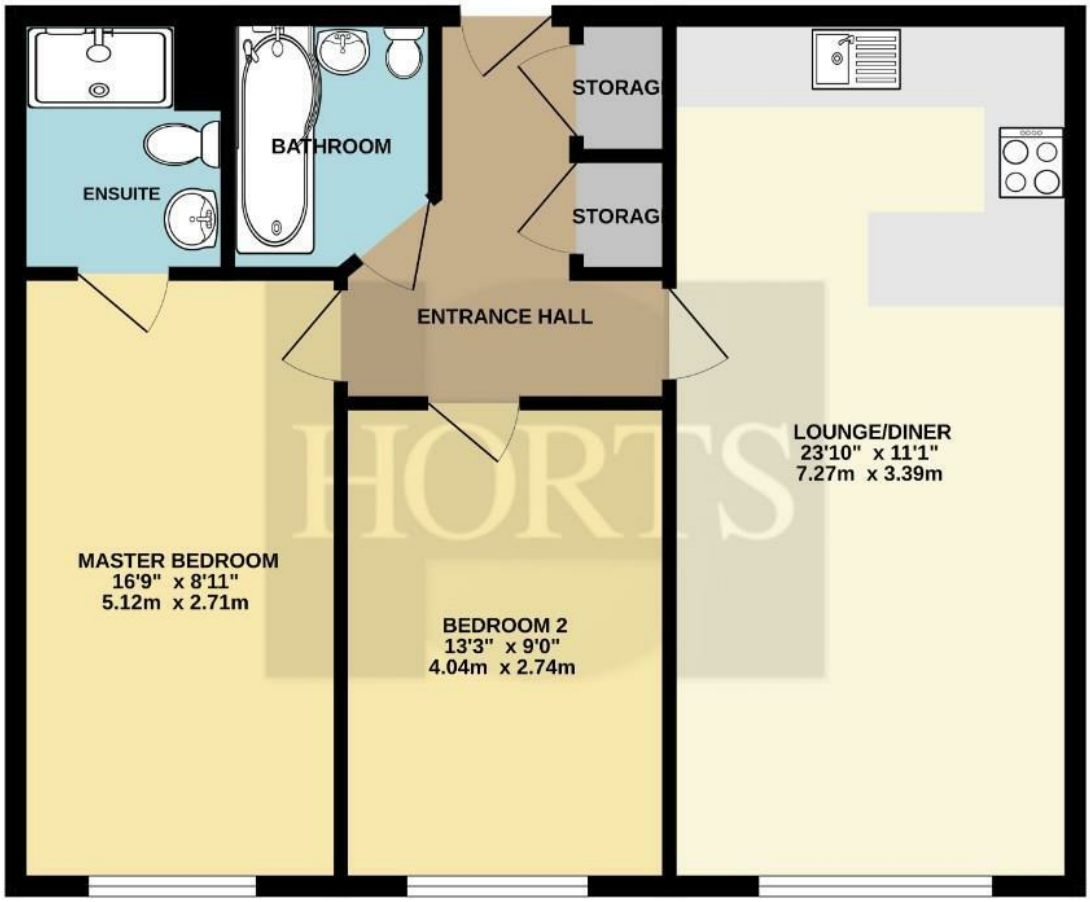
Gardens and Parking
Communal gardens, allocated parking space within secure car park underneath the building, communal gym on site.

Agents Notes
Council Tax Band: A

Service Charges: Currently £2900 per year (will be reduced in the next financial year to £2400)
Ground Rent: £300 per year
Length of Lease: Approx 107 year left

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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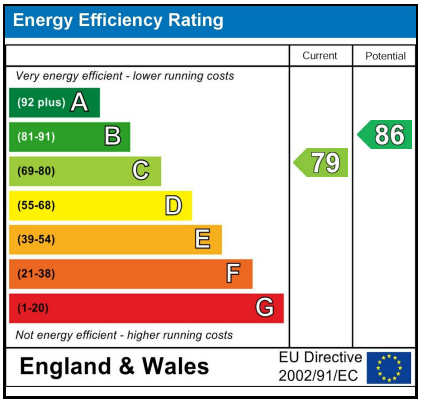

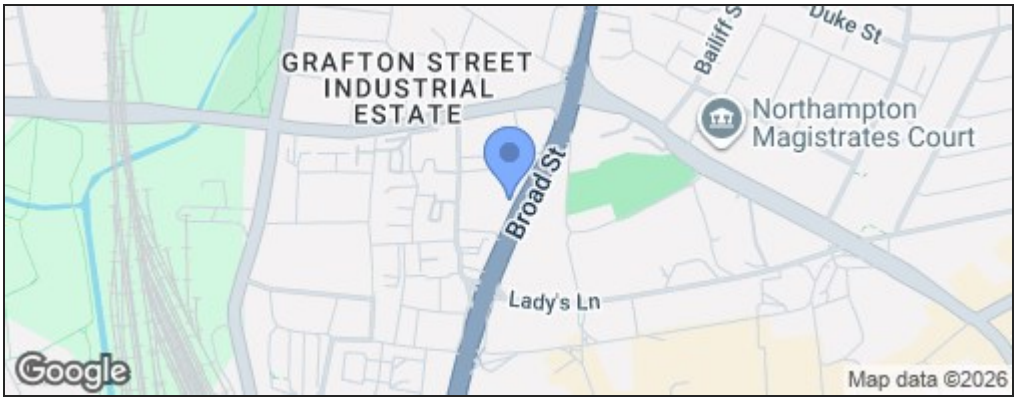

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.