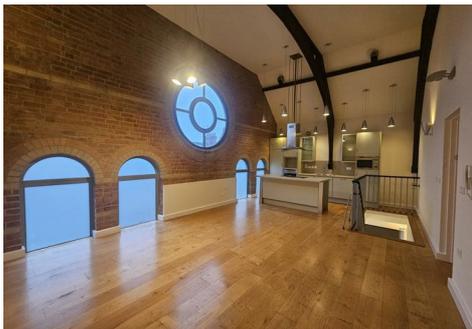


# ARTIZAN ROAD, NORTHAMPTON, NN1

£219,995 | 2 Bed Flat - Conversion

# BELVOIR!



This is a spacious two bedroom conversion apartment which is set over 3 levels. It's located just off the Wellingborough Road, offering immediate access to all its amenities. The apartment has 1 secured parking space with additional unrestricted parking on-street.

The accommodation comprises an open plan living area on the upper floor complete with a designer kitchen and exposed brickwork. To the middle floor is a large double bedroom, the main bathroom which has been recently refitted, and an open study area which is ideal for home working. To the lower floor is another large double bedroom and a w/c. This is a leasehold property - sold with a new lease of 995 years and a peppercorn ground rent. The vendor advises that total service charges are approx £1500 per annum.

COUNCIL TAX BAND: E

- 995 Year Lease / Share of Freehold
- Peppercorn Ground Rent
- Split over 3 Levels
- Stylish and Unique Accommodation
- Secured Parking for 1 Car
- Original Features
- Core Abington Location
- No Chain
- Must Be Viewed
- Big Apartment - 1250 sqft +

**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.

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## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 42                         | 50        |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

