

# WATKIN TERRACE, NORTHAMPTON, NN1

£142,500 | 2 Bed Flat - Conversion

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom top floor apartment with a balcony that overlooks the Racecourse park. The property has a share of freehold and is being sold with no above chain. You access the the property on the first floor and there are stairs rising up to the second floor. The accommodation then comprises open plan lounge and kitchen, two large double bedrooms and a bathroom. The property further benefits from gas radiator central heating and upvc double glazing. On street parking. The property is conveniently located close to Northampton town centre.

The seller has advised that the freehold is split between the four apartments in the conversion and there is no ground rent payable. The lease has approximately 87 years remaining and the current service charge is approximately £360 per year.

- Two Bedrooms
- Top Floor Apartment
- Share Of Freehold
- Balcony
- Views Over Racecourse
- Well Presented Throughout
- No Chain
- Communal Garden

**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.

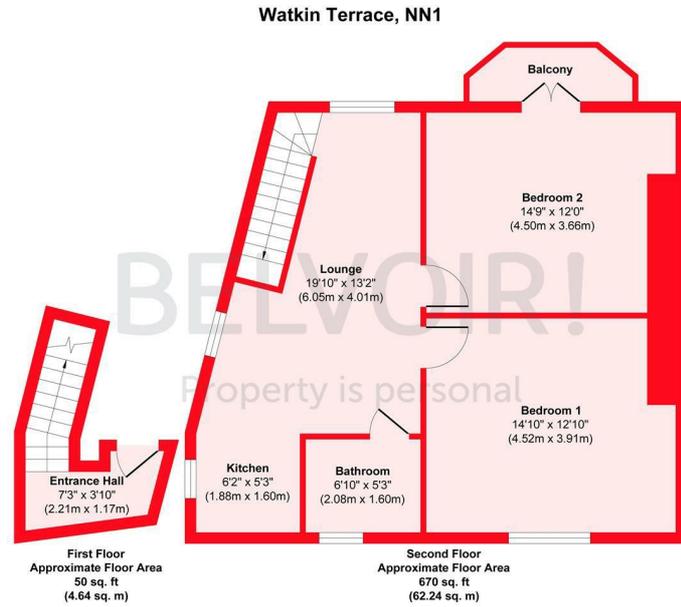
# WATKIN TERRACE, NORTHAMPTON, NN1

£142,500 | 2 Bed Flat - Conversion

# BELVOIR!

## 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>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 2002/91/EC	



Approx. Gross Internal Floor Area 720 sq. ft / 66.88 sq. m

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

