

# ST. ANDREWS STREET, NORTHAMPTON, NN1

£125,000 | 2 Bed Flat - Purpose Built

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern first floor apartment with two double bedrooms. The property is being sold with no above chain and is located just a short walk away from Northampton town centre and the train station. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, modernised bathroom and two large double bedrooms. The property further benefits from gas radiator heating, upvc double glazing and a lower than average service charge at just £1,079.70 for the year, which includes water bills. There are approximately 108 years remaining on the lease.

COUNCIL TAX BAND: B

- Two Double Bedrooms
- First Floor Apartment
- Open Plan Lounge/Dining/Kitchen
- Modernised Bathroom
- Gas Radiator Heating
- UPVC Double Glazing
- No Chain
- Close To Town Centre
- Close To Train Station

**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.

**Draft Details.**


At the time of print, these particulars are awaiting approval from the vendor(s).

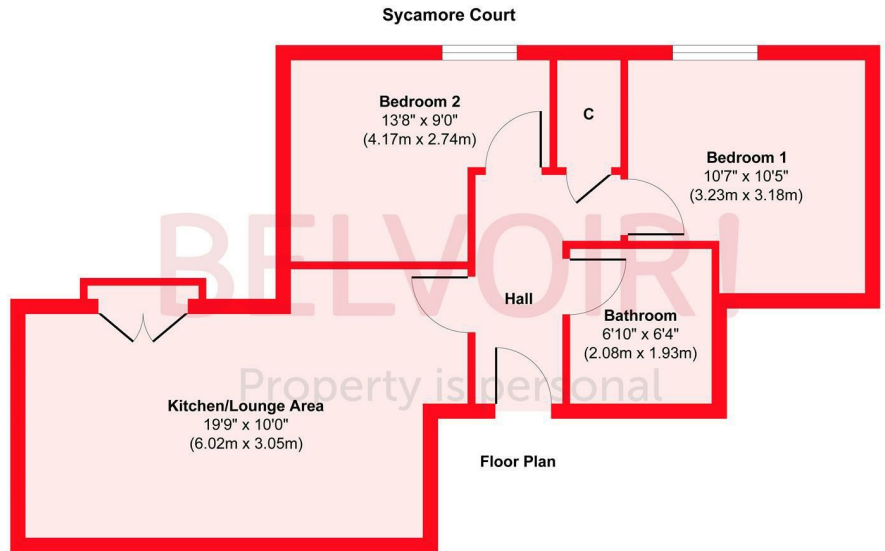
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 513 sq. ft / 47.65 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

