

**HENRY BIRD WAY, NORTHAMPTON, NN4**

**£140,000 | 2 Bed Flat - Purpose Built**

**BELVOIR!**



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom ground floor apartment located within walking distance of Northampton town centre and the university campus. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, two double bedrooms and a bathroom. The property further benefits from electric heating, double glazing and an allocated parking space.

The seller has advised that it is a 125 year lease from 1/1/2000, the ground rent is £150 per year and the service charge is currently £1,386.56 per year.

COUNCIL TAX BAND: C

- Two Bedrooms
- Ground Floor Apartment
- Open Plan Lounge & Kitchen
- Allocated Parking Space
- Close To Town Centre
- Close To University Campus
- Electric Heating
- Double Glazing

**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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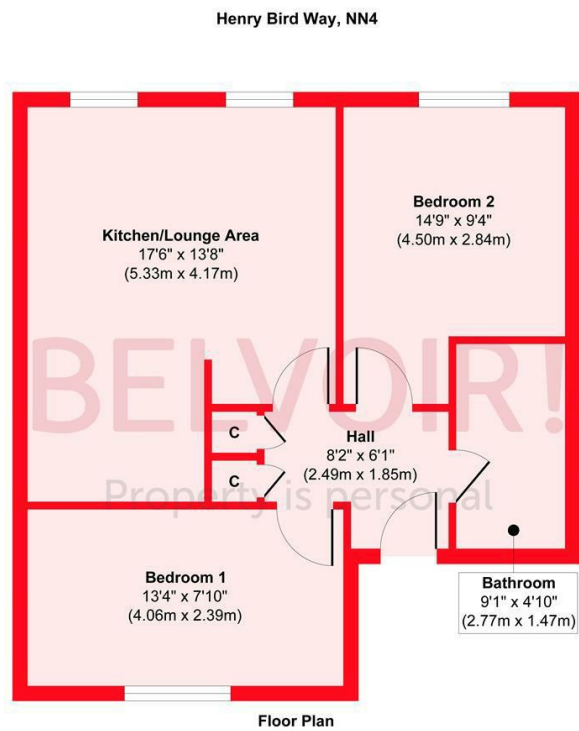
BELVOIR!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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



Approx. Gross Internal Floor Area 551 sq. ft / 51.18 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

