

# HENRY BIRD WAY, NORTHAMPTON, NN4

£129,995 | 2 Bed Flat - Purpose Built

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom second floor apartment located just a short walk away from Northampton town centre. The property has been recently redecorated, had new carpets fitted and is being sold with no above chain. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, bedroom one with en-suite, bedroom two and bathroom. The property further benefits from gas radiator central heating, upvc double glazing, allocated parking space and there is a lift in the block.

The seller has advised that there are approximately 103 years remaining on the lease, the service charge is £864 per year and the ground rent is £295 per year.

COUNCIL TAX BAND:

- Two Bedrooms
- Second Floor Apartment
- En-Suite
- Large Lounge/Diner
- Refitted Carpets
- Redecorated Throughout
- Gas Radiator Heating
- UPVC Double Glazing
- Allocated Parking Space
- No Chain

**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.

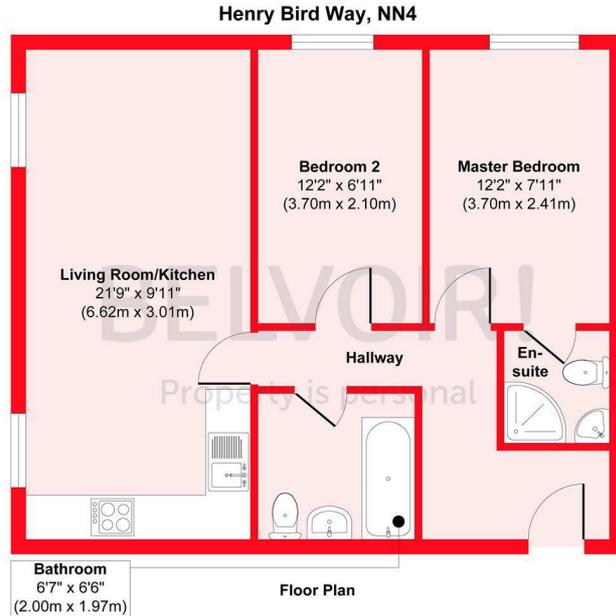
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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 557 sq. ft / 51.76 sq. m

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

