

# BROAD STREET, NORTHAMPTON, NN1

£110,000 | 2 Bed Flat - Purpose Built

# BELVOIR!



BELVOIR! is pleased to present this two bedroom apartment located on the first floor of the ever popular Alpha House. The accommodation comprises a large entrance hall, kitchen / living room, master bedroom with en-suite, a second bedroom and a bathroom. There is one allocated car parking space under the building.

Alpha House has a great location very close to the town centre – the mainline railway station, the bus station and the high street are all within a few minutes walk. The building has a concierge, secured parking, and a fitness room.

- Service charge £3,500 p/a
- Ground rent £390 p/a
- 106 years left on lease
- COUNCIL TAX BAND: G

- Two Bedrooms
- First Floor Apartment
- Ensuite
- Secure Gated Car Park
- One Allocated Parking Space
- Lounge/Diner/Kitchen
- No Chain
- Courtyard Facing
- Communal Gym
- Close To Town Centre & Train Station

## **DRAFT DETAILS**

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

## **GENERAL 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 are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

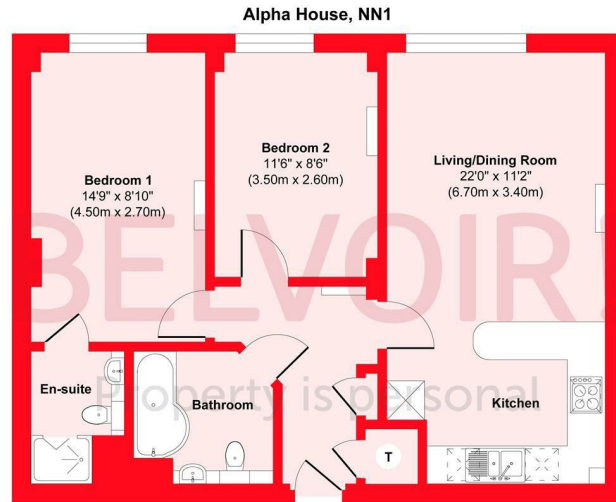
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>77</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Floor Plan**  
Approximate Floor Area  
646 sq. ft  
(60.00 sq. m)  
Approx. Gross Internal Floor Area 646 sq. ft / 60.00 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

