

WEST COTTON CLOSE, NORTHAMPTON, NN4

£145,000 | 2 Bed Apartment

BELVOIR!



A modern two bedroom ground floor apartment located close to Northampton town centre and the university campus. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from double glazing, central heating and allocated parking space.

We have been advised by the seller that there are approximately 126 years remaining on the lease and an annual ground rent and service charge of approximately £2,573.

COUNCIL TAX BAND: C

- Two Bedrooms
- Ground Floor Apartment
- Lounge/diner
- Close to Northampton town centre
- Allocated parking space
- Double Glazing

**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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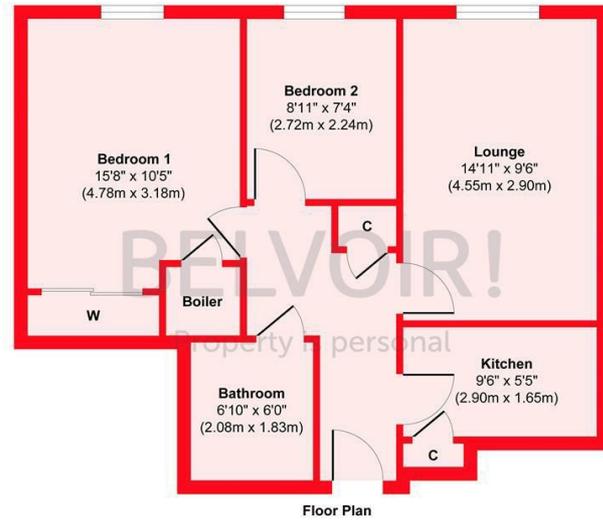
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(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	

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Approx. Gross Internal Floor Area 563 sq. ft / 52.30 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

