

TALBOT ROAD, NORTHAMPTON, NN1

£164,995 | 2 Bed Flat - Conversion

BELVOIR!



Belvoir are delighted to offer this modern and spacious loft style two bedroom duplex apartment located in the heart of Abington. The property enjoys easy accessibility to a wealth of amenities on the Wellingborough Road and Kettering Road including restaurants, public houses, coffee shops and shops. The accommodation comprises in brief; entrance hall, two double bedrooms, bathroom with freestanding bath and separate shower cubicle and a large kitchen/dining room. The lounge is located on the first floor with exposed beams, skylights and room for a dining table and chairs if required. Outside, an allocated space is situated within the secure car park. Further benefits include no onward chain, vaulted ceilings and uPVC double glazing.

This is a leasehold property. The vendor advises the remaining lease is approximately 80 years, and total annual charges including ground rent are around £1250.

- Sought after location
- Duplex apartment
- Two double bedrooms
- Spacious kitchen/diner
- Gated off road parking

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.

BUYING TO LET?

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract. If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive 2002/91/EC

