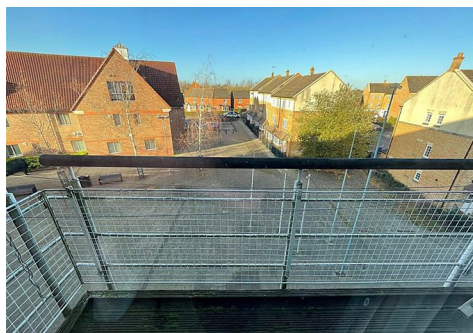


**WILKS WALK, NORTHAMPTON, NN4**

£160,000 | 2 Bed Flat - Purpose Built

**BELVOIR!**



Buy To Let Investors Only - Belvoir Estate Agents are delighted to offer for sale this spacious two bedroom second floor apartment that is being sold with a tenant in situ currently paying £975 per calendar month. The property is located in the desirable area of Grange Park close to numerous local amenities and provides convenient access to the M1, junction 15. The accommodation briefly comprises entrance hall, large open plan lounge/dining/kitchen, balcony, two bedrooms and a bathroom. The property further benefits from double glazing, electric heating and car parking to the rear.

We have been advised by the seller that the lease has approximately 177 years remaining, the service charge is approximately £2,500 per year and the ground rent is £100 per year.

COUNCIL TAX BAND: C

- Investment Opportunity
- Being Sold With Tenant In Situ
- Currently Let for £975pcm
- Spacious 2 bed Apartment
- Balcony
- Desirable Grange Park Location
- Close to M1, Junction 15
- Off Road Parking
- Long Lease

**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.



WILKS WALK, NORTHAMPTON, NN4

£160,000 | 2 Bed Flat - Purpose Built

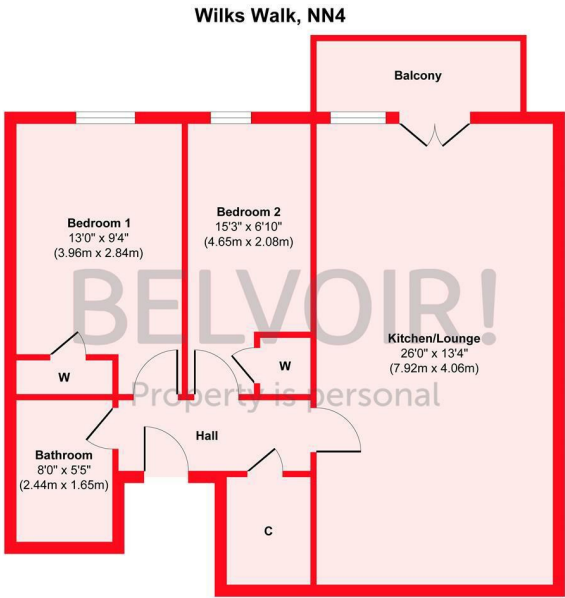
BELVOIR!

Energy Efficiency Rating

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

70

70



Approx. Gross Internal Floor Area 732 sq. ft / 68.00 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

