

**DERBY ROAD, NORTHAMPTON, NN1**

£165,000 | 2 Bed Flat - Purpose Built

**BELVOIR!**



Belvoir Estate Agents are delighted to offer for sale this spacious two bedroom first floor maisonette located within a small gated courtyard development in the popular area of Abington. The property benefits from owning a share of the freehold meaning there is no ground rent payable and just a small monthly payment of £12 towards the upkeep of the electric gates and communal lighting. The property has a 150 year lease that started on the 1st April 2005. The accommodation briefly comprises ground floor entrance porch, stairs rising to the first floor landing, lounge/diner, kitchen, bedroom with en-suite, bedroom two and bathroom. The property further benefits from gas radiator central heating, upvc double glazing and off street parking.

COUNCIL TAX BAND: B

- Two Bedrooms
- First Floor Maisonette
- Share Of Freehold
- Gated Courtyard Development
- Off Road Parking
- Gas Radiator Heating
- UPVC Double Glazing
- En-Suite

**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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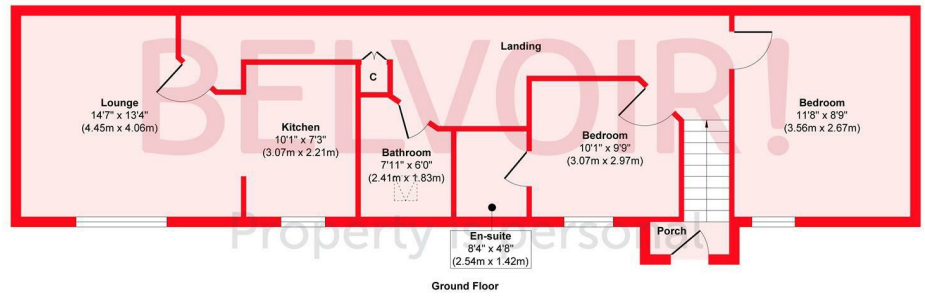
# BELVOIR!

## 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

66 **74**

Derby Mews, NN1



Approx. Gross Internal Floor Area 798 sq. ft / 74.13 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

