

LEICESTER STREET, NORTHAMPTON, NN1

£170,000 | 2 Bed Flat - Conversion

BELVOIR!



Belvoir Estate Agents present for sale this spacious two bedroom ground floor maisonette that has its own private rear courtyard garden area. This modern development was built in 2007 on the edge of the Racecourse park and is located just a short walk away from Northampton town centre and train station. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, two double bedrooms and a large bathroom. The property further benefits from gas radiator central heating, upvc double glazing, a separate walk in storage unit and an allocated parking space in a secure gated car park.

We have been advised by the seller that there are approximately 107 years remaining on the lease, the ground rent is £150 per year and the service charge is £2,770 per year.

COUNCIL TAX BAND: C

- Two Bedrooms
- Ground Floor Maisonette
- Private Courtyard Garden
- Open Plan Lounge/Dining/Kitchen
- Gas Radiator Central Heating
- UPVC Double Glazing
- Secure Gated Car Park
- One Allocated Space
- Separate Walk In Storage Unit
- Close To Town Centre

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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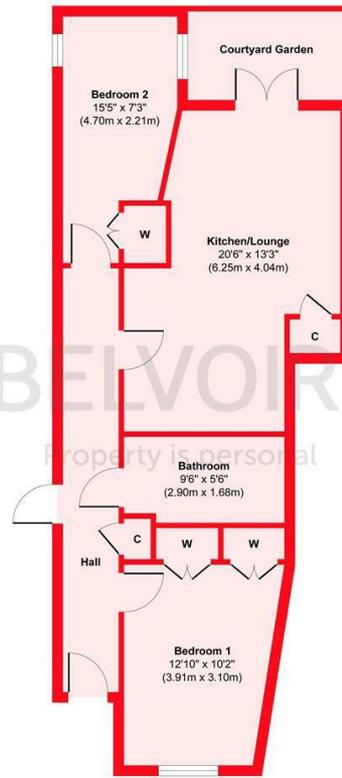
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Leicester Street, NN1



Floor Plan

Approx. Gross Internal Floor Area 654 sq. ft / 60.75 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

