

## DUKE STREET, NORTHAMPTON, NN1

£109,995 | 1 Bed Flat

# BELVOIR!



**\*\* INVESTORS ONLY\*\***Belvoir! are pleased to present this one bedroom ground floor flat to the market. Situated in central Northampton this property boasts perfect location to a wide variety of local amenities and transport links. Comprising of a large bedroom and living space with a modern style kitchen and bathroom to the rear. The property also benefits from its own private entrance. Currently rented out the tenant is paying £650 per month. This is a must view property so please call Belvoir! today for your exclusive viewing.

- Large Living Space
- Central Location
- Investors Only
- Tenants in Situ

## **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.

**Living Room 13'5" x 11'5" (4.1 x 3.5)**

**Bedroom 13'5" x 9'10" (4.1 x 3)**

**Kitchen 11'9" x 9'10" (3.6 x 3)**

**Bathroom**

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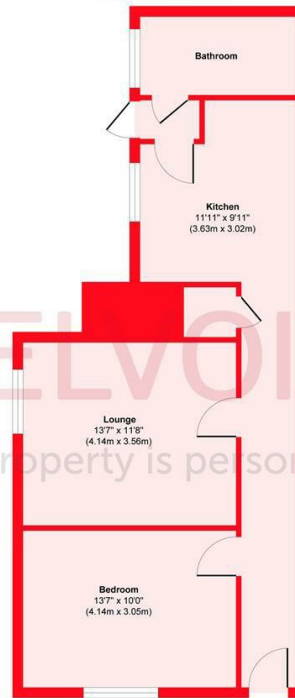
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	

Duke Street, NN1



Ground Floor  
Approximate Floor Area  
588 sq. ft  
(54.62 sq. m)

Approx. Gross Internal Floor Area 588 sq. ft / 54.62 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

