Offices also located in Northampton

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19 Riverside Drive, Northampton NN7 4RT £170,000







\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE - OFFERED WITH NO ONWARD CHAIN\*\* An excellent opportunity to acquire this rarely available ground floor apartment situated in a no through road in the popular village of Weedon with a good range of local amenities and its canal links. The property overlooks allotments and the Royal Ordnance Depot. It also benefits from double glazing, key fob security entry, entrance hall, sitting room, kitchen/diner, two double bedroom and a shower room. Viewing highly recommended. Council Tax Band: A

## LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

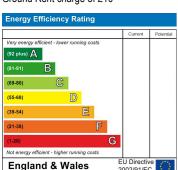
## THE ACCOMMODATION COMPRISES

HALLWAY
BEDROOM ONE
BEDROOM TWO
WC
BATHROOM
KITCHEN/DINING ROOM
LOUNGE
OUTSIDE

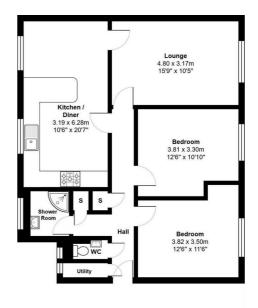
A communal garden that has your own established space, it is mainly laid to lawn.

## Leasehold Information

The vendor informs us that the lease term remaining is 89 years. There is a monthly service charge of approx £59.00 which includes: -Garden Maintenance, Responsive Repairs, Planned Maintenance, Insurance and Management Fee. There is an annual Ground Rent charge of £10



				Current	Potentia
Very environme	ntally friendly -	lower CO2 en	nissions		
(92 plus) 🔼					
(81-91)	B				
(69-80)	C				
(55-68)					
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not environmer	tally friendly - h	igher CO2 em	issions		



Total Area: 73.2 m² ... 788 ft²













