

## GROVE ROAD, NORTHAMPTON, NN1

Offers over £155,000 | 2 Bed Apartment

# BELVOIR!



Belvoir are pleased to present this two bedroom, town centre located flat, to the market. Excellent location provides this property with everything you need within a very short walk, with local bars, restaurants and shops a stones throw away. Inside the property you will see a very modern décor and excellent facilities, including the very new oven and modern fridge freezer. Comprising of two bedrooms both with built in cupboards and a spacious main bathroom this property is perfect for investors and private buyers alike! The property also boasts secure gated parking underneath with an allocated spot just for you. This is a must view property so please call us to arrange your exclusive viewing today!

This is a leasehold property. The vendor advises the remaining lease is around 110 years, and total annual charges including ground rent are around £1950.

- Excellent Town Centre Location
- Immaculate Condition
- Allocated Secure Parking
- Modern Kitchen Appliances
- Excellent Investment

## **Entrance Hall**

**Lounge/kitchen/Diner 23'7" x 13'9" (7.2 x 4.2)**

**Bedroom One 13'5" x 9'6" (4.1 x 2.9)**

**Bedroom Two 10'9" x 7'2" (3.3 x 2.2)**

**Bathroom 7'10" x 6'10" (2.4 x 2.1)**

## **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.

## **DRAFT DETAILS**


At the time of print, these particulars are awaiting approval from the vendor(s).

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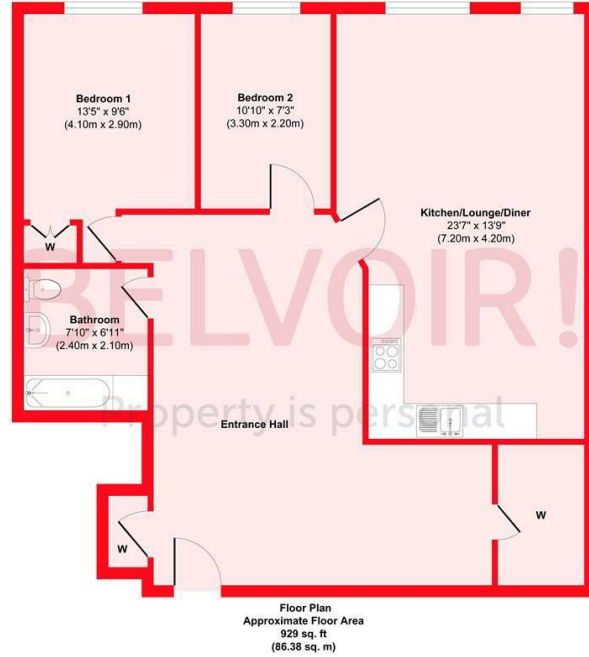
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>82</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	

The Plaza, Grove Road NN1



Approx. Gross Internal Floor Area 929 sq. ft / 86.38 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

