



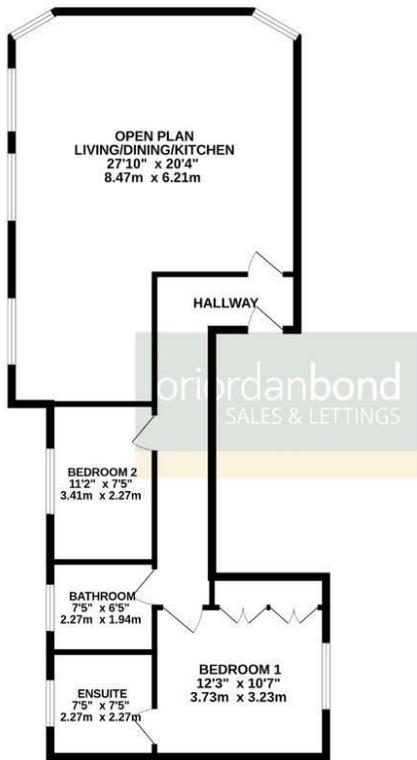
# Henry Bird Way

Southbridge, Northampton

oriordanbond  
SALES & LETTINGS



FIRST FLOOR APARTMENT  
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 979sq.ft. (91.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Henry Bird Way

Southbridge

NN4 8GE

PRICE £180,000

**Ideal as a first time purchase or investment opportunity is this fabulous two double bedroom first floor factory conversion, offered for sale with no onward chain, in the popular area of Southbridge, part of NN4.**

The accommodation comprises wrap around entrance hall with doors to all rooms, a large open plan kitchen/living/dining room with sash windows to front and side aspects and feature fireplace, the kitchen having a range of fitted units to include built-in oven, hob and extractor over, two double bedrooms and a bathroom suite with the master bedroom having an ensuite shower room and built-in wardrobes. Outside is an allocated parking space. Further benefits include double glazed windows, gas radiator heating and high ceilings throughout. (B/979/-)

Leasehold Information: Lease Remaining - 102 years (as of 2026) / Ground Rent - £300 per annum / Service Charge - £2500 per annum

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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