



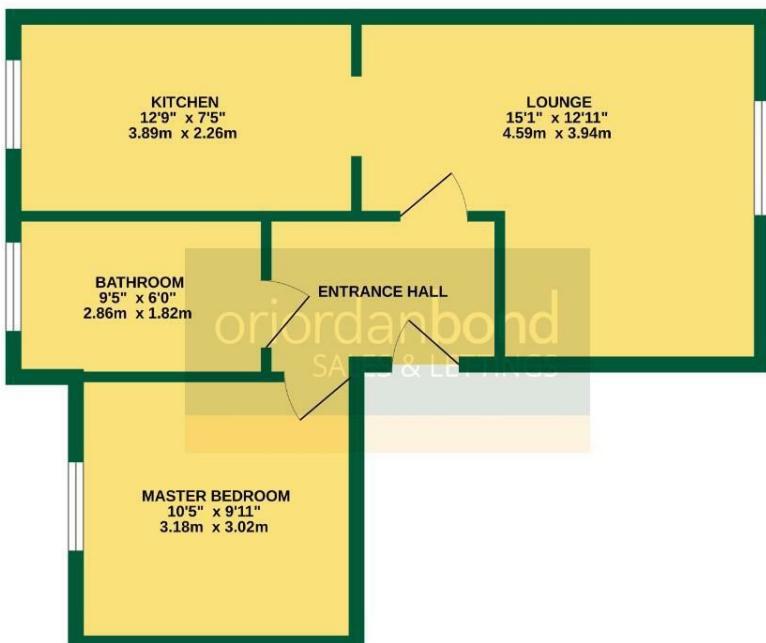
# Great Gull Crescent

Southfields, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 sq.m.) approx.  
While 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 inaccuracy. This plan is for guidance only and should be used as such by any prospective purchaser. The heating, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Meets with Merton's C2020.

## Great Gull Crescent

Southfields  
NN3 5AZ

PRICE £95,000

A modern one bedroom first floor apartment, situated in the popular area of Southfields, offered to the market with no onward chain. Provides good access to local amenities, schools and Weston Favell Shopping Centre.

The accommodation comprises secure communal entry, entrance hall, sitting/dining room, kitchen, one bedroom and a three-piece bathroom. Outside is nearby communal parking. Further benefits include uPVC double glazing. (C/470/-)

Leasehold Information: Lease Remaining - 88 Years (as of 2026) / Ground Rent - £10 per annum / Service Charge - £700 per annum

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### 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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