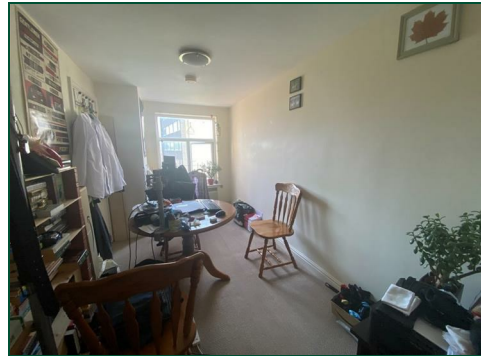




# Flat 4, 40 Hazelwood Road

Town Centre, Northampton

oriordanbond  
SALES & LETTINGS



## Flat 4, 40 Hazelwood Road

Town Centre

NN1 1LN

PRICE £120,000

A substantial town house, converted to four individual apartments, situated in the towns cultural quarter and within walking distance of the train station. The properties are sold with tenants in situ making them ideal buy-to-let investments providing a healthy return.

Apartment four is a duplex apartment over two floors with accommodation comprising communal entry, entrance hall, open plan sitting/kitchen with integrated cooking appliances, separate dining room and bathroom with two double bedrooms and an en-suite shower room to the master bedroom on the floor above. Benefits include double glazing and electric heating. (B/792/-)

Leasehold Information - Lease Remaining - 137 years (as of 2023) / Ground Rent - N/A / Service Charge - £600 per annum

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

### 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.

O'Riordan Bond Abington Sales

01604 639007

abington@oriordanbond.co.uk

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 792 sq ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metrage 5/2023