

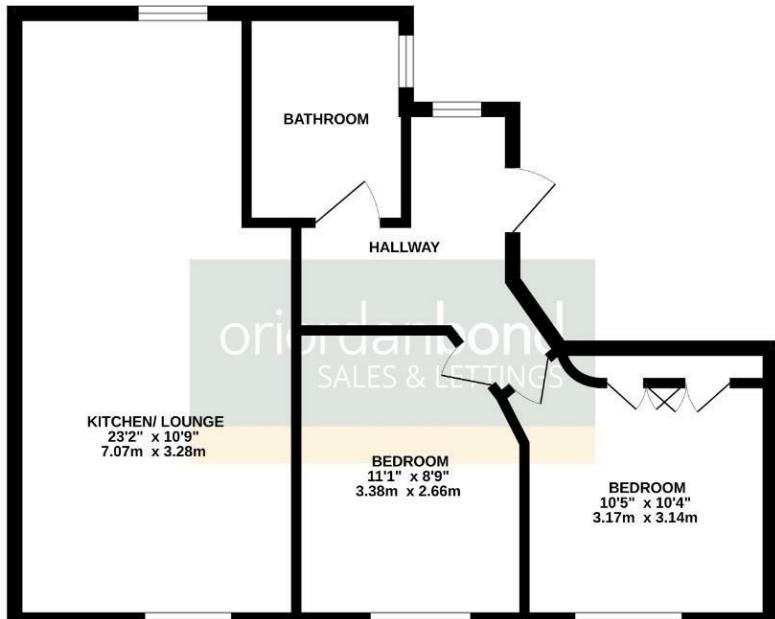


**Cloutsham Street**  
The Mounts, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



CLOUTSHAM STREET, NORTHAMPTON, NN1 3LN

TOTAL FLOOR AREA: 531 sq.ft. (49.3 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 mis-statement. This plan is for illustrative purposes only and should be used such by any prospective purchaser. The seller and agent accept no responsibility for any inaccuracies. The plan has not been tested and no guarantee as to their operability or efficiency can be given.  
Solicitor: Wall & Wallers LLP 01604 639007

## Cloutsham Street

The Mounts

NN1 3LN

PRICE £170,000

O'Riordan Bond is delighted to offer for sale this impressive contemporary two double bedroom top floor apartment, with secure allocated parking, located close to the town centre. Presented in immaculate condition throughout, this apartment is offered for sale with no onward chain.

The accommodation comprises communal entrance hall with security intercom entry system, inner hall, open plan living/dining space incorporating a kitchen area with integrated appliances, two good size bedrooms and a modern bathroom suite. Benefits include uPVC double glazing and gas radiator heating. There is allocated parking in a gated car park. (A/531/-)

Leasehold Information: Lease Remaining - 105 years (as of 2026) / Ground Rent - £150 per annum / Service Charge - £108 per month (includes water rates and insurance)

### Additional information

- Council Tax Band: B
- 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.

O'Riordan Bond Abingdon Sales

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