



**21 Sheraton Close**  
The Headlands, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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 not be used as such by any prospective purchaser. The services and equipment mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 21 Sheraton Close

The Headlands  
Northampton NN3 2NQ

GUIDE PRICE £130,000

Located in the quiet Sheraton Close over 55's development is this one bedroom semi-detached bungalow offered to the market with no onward chain. The property is fitted with a 24hr emergency Appello system.

Accommodation comprises entrance hall with fitted storage cupboards, wet room, large double bedroom, re-fitted kitchen with built-in cooking appliances and a large sitting/dining room with French doors to the garden. Outside is low maintenance frontage, a private rear garden with shed and side access and an allocated parking space. Further benefits include uPVC double glazing, electric heating, an on-site development manager (Mon - Fri) and residents lounge area. (B/465/M)

Lease Information: Lease Remaining - 90 years (as of 2023) / Service Charges - £2,500 P.A.

### Additional information

- Council Tax Band: B
- 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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