

**Belmont Court
Upper Priory Street
NORTHAMPTON
NN1 2TU**

O.I.R.O £120,000



- **GROUND FLOOR FLAT**
- **ALLOCATED PARKING**
- **OWN ENTRANCE**
- **DOUBLE GLAZING**

- **ONE BEDROOM**
- **CLOSE TO TOWN CENTRE & RAILWAY STATION**
- **COMMUNAL AREA**
- **ENERGY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Conveniently situated within walking distance of the railway station and town centre, this ground floor flat offers its own private entrance via a secure gated courtyard—an ideal feature for those with mobility needs. The accommodation includes an entrance hall, a lounge/diner, a fitted kitchen, a double bedroom, and a bathroom. Externally, the property benefits from a communal area and an allocated parking space. Additional features include double glazing throughout.

Entrance Hall

Enter via uPVC double glazed door, doors to all rooms, opening to kitchen, airing cupboard.

Kitchen

8'1" x 7'6" (2.47 x 2.30)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric oven, fitted electric hob with extractor hood over, tiled splashbacks, window to rear aspect, space and plumbing for washing machine, space for fridge.

Lounge

16'1" x 11'6" (4.91 x 3.53)

Window to front aspect.

Bedroom One

11'7" x 9'7" (3.55 x 2.93)

Window to front aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panelled bath with fitted shower over, tiled splash backs, tiled flooring, extractor fan.

Externally

Communal Areas

Communal area and allocated parking space.

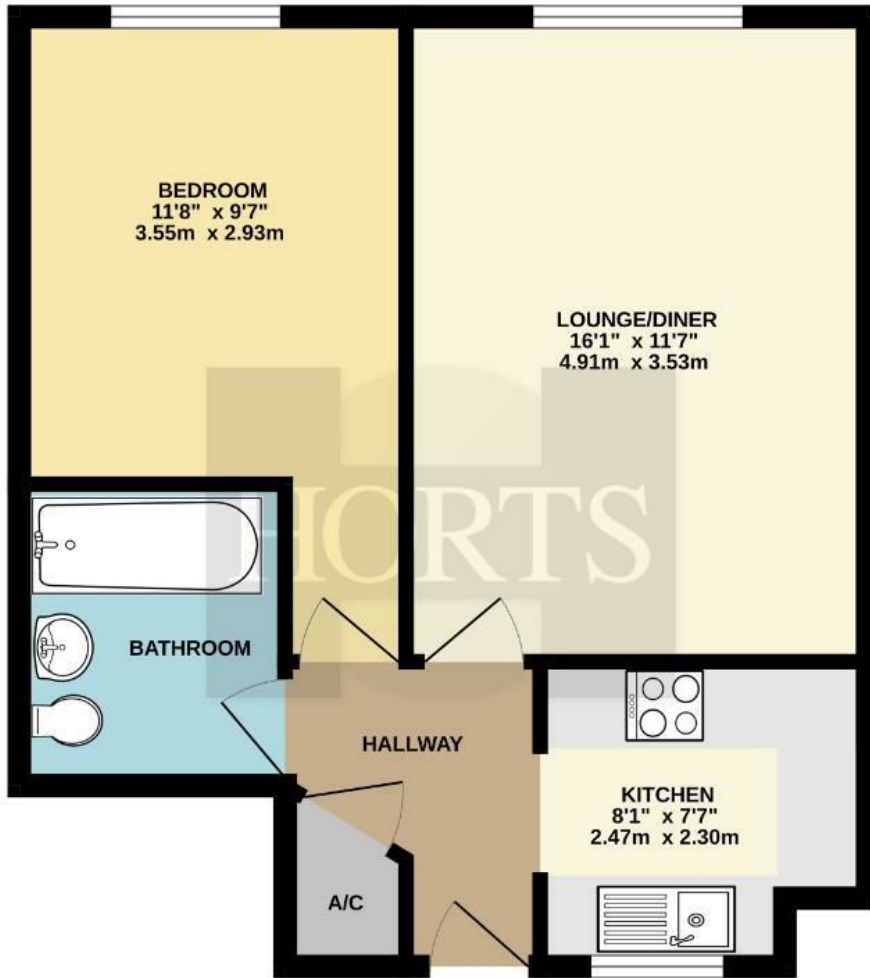
Agents Notes

Length Of Lease: 125 years from 1996

Lease Charge: £175.01 per month



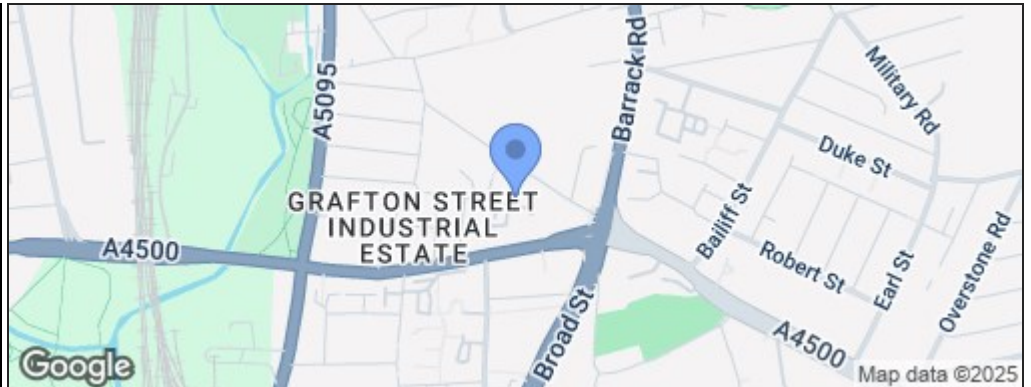
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.