12 Henry Bird Way
Southbridge
NORTHAMPTON
NN4 8GA

£127,000









- TOP FLOOR FLAT
- OPEN PLAN LIVING
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- ENERGY EFFICIENCY RATING: C
- TWO BEDROOMS
- GAS RADIATOR HEATING
- DOUBLE GLAZED
- COUNCIL TAX BAND: C

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PERSONAL • PROFESSIONAL • PROACTIVE

No Chain. This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The flat boasts a spacious reception room, perfect for relaxation or entertaining guests.

The bathroom is thoughtfully designed, providing a functional and stylish space for your daily routines. One of the key advantages of this property is the allocated parking for one vehicle, ensuring convenience for residents in this bustling area.

Currently, the flat is let to tenants, generating a steady income of £900 per calendar month, making it an attractive investment opportunity for those looking to expand their property portfolio. The modern design and well-maintained condition of the flat further enhance its appeal, allowing for a seamless transition for new owners or investors.

Situated in a desirable location, this flat offers easy access to local amenities, transport links, and recreational facilities, making it a perfect choice for those who appreciate both comfort and convenience. Whether you are looking to invest or find a new home, this property on Henry Bird Way is certainly worth considering.

Entrance Hall
Entry through hard wood door, radiator, laminate flooring, entry com phone, coat hanging cupboard, thermostat for heating, access to loft area.

Lounge
14'2" x 10'10" (4.34 x 3.31)
Laminate flooring, radiator, window to rear elevation.

Kitchen/Dining Room
13'6" x 6'8" (4.14 x 2.04)
Fitted in base and wall mounted cupboards with roll edge work surface space, inset one and a half bowl stainless steel sink unit, built in single electric oven, inset gas hob with extractor fan over, integrated washing machine, space for tall standing fridge freezer, cupboard housing combination boiler for heating and water, tiled floor, radiator, spotlights to ceiling, window to side elevation.

Bedroom One
12'7" x 8'3" max (3.85 x 2.54 max)
Fitted double mirrored wardrobe, radiator, window to rear elevation.

Bedroom Two
10'9" x 7'1" max (3.30 x 2.17 max)
Laminate flooring, radiator, window to rear aspect.

Bathroom
Three piece suite comprising of curved bath with shower and screen, wash hand basin with shelf to side, W/C with enclosed cistern, tiled floor, full height tiling to walls, sunken spotlights to ceiling, heated towel rail.

Parking
The property has one allocated parking space. SPACE NO. 24

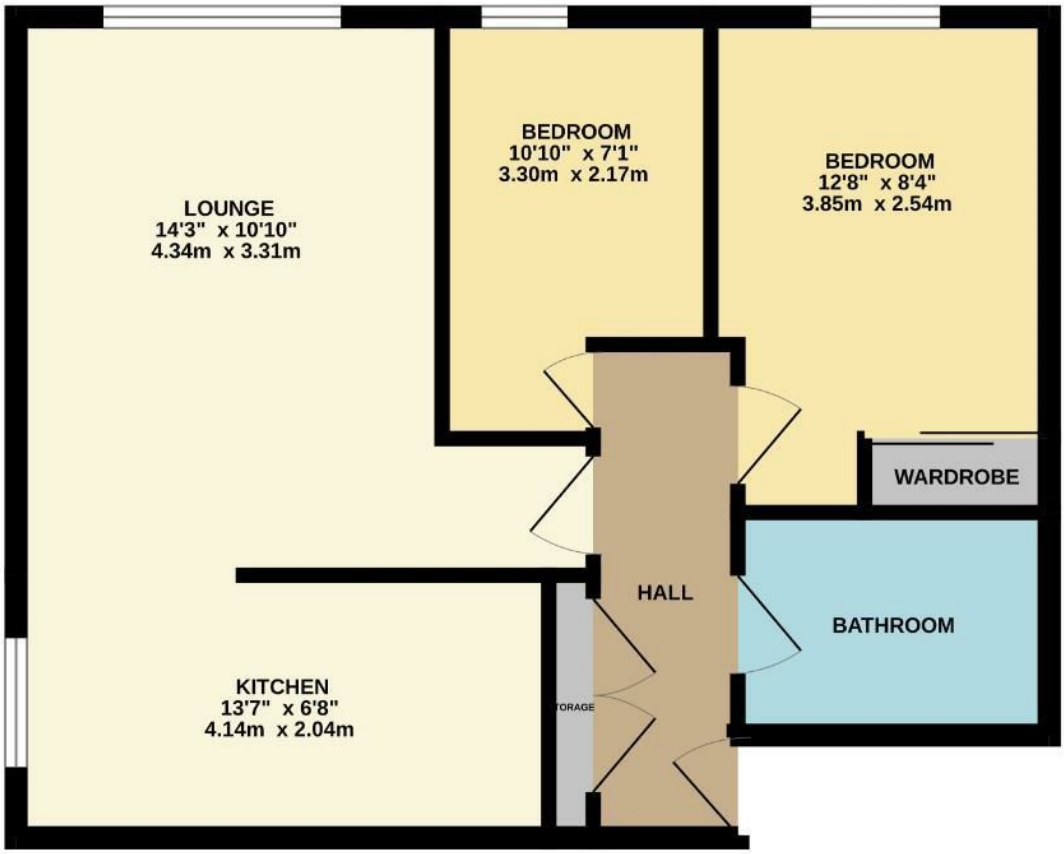
Agents Notes
Local Authority: West Northamptonshire

Council Tax Band: C
Service Charges £1841.80
Ground Rent £75
Length of lease 125 year from 2004

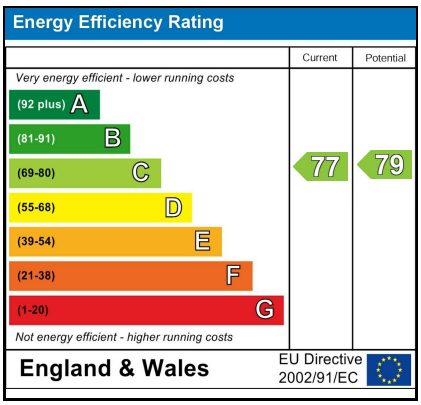


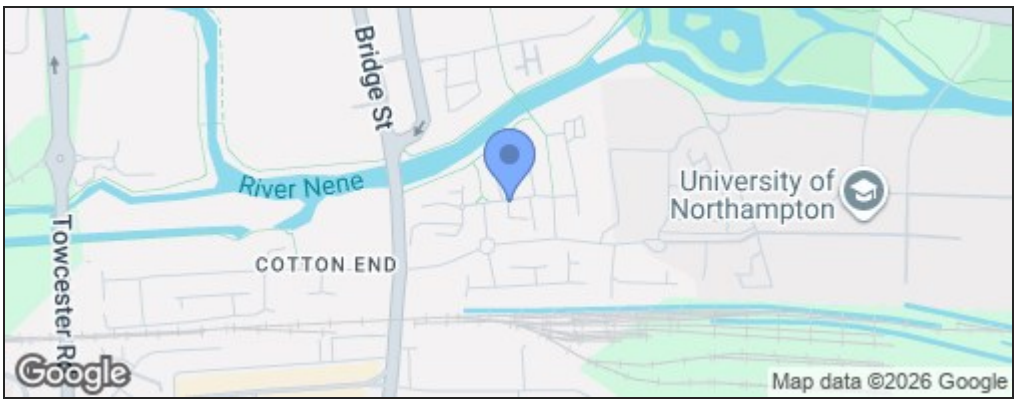


GROUND FLOOR



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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