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# Henry Bird Way, Southbridge, NN4 8GE

£130,000 Flat

2 Beds 2 Bathrooms 1 Living Room



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

A stylish third floor, duplex style flat situated in this purpose built development situated south of the river in the central NN4 district of the town with all local amenities close by and a short walk to the Waterside Campus of Northampton University.

The development is entered through security door with each flat having intercom receiver. Other benefits include electric central heating and double glazing. There is an entrance hall, spacious living area with the benefit of a Juliette balcony which is lovely for letting in fresh air in the warmer months. A separate kitchen, one double bedroom and a bathroom complete the accommodation on this floor and there is a staircase rising from the hallway to an upper floor bedroom with its own shower room.

Outside is an allocated parking bay in a monitored residents' carpark. This represents an ideal first time or investment purchase.

EPC Rating: C. Council Tax Band: D

### LEASEHOLD INFORMATION

We have been advised of the following:

125 Year Lease From 2000

Ground Rent: £181.04 pa

Service Charge: £2074.14 pa

Review date: January 2027.

This information would need to be verified by your chosen legal representative.



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# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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