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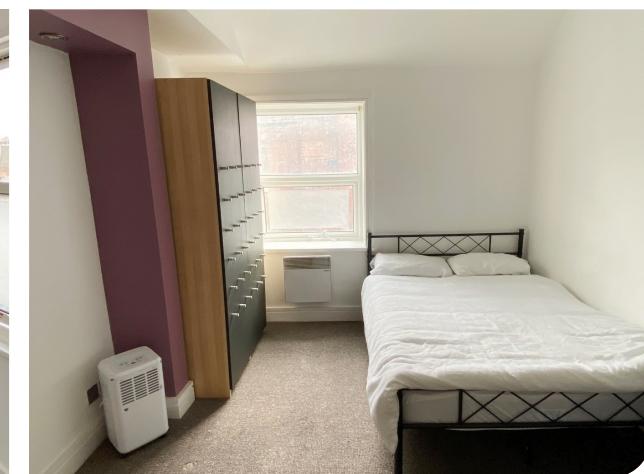
## Sheep Street, Northampton, NN1 2LU

£75,000 - Offers Over Apartment



Department: Sales

Tenure: Leasehold





## Property Summary

FAR REACHING VIEWS. A lovely ?top floor flat situated in the heart of the Town Centre with far reaching views over rooftops and all local amenities close by to include pubs and bars, cafes, eateries, and everyday shopping and the train station and bus station are both within a half milewalk.

## Features & Utilities

- ✓ Top Floor Apartment
- ✓ One Double Bedroom
- ✓ Sitting Room Open Plan to Fitted Kitchen
- ✓ Double Glazing
- ✓ Bath With Shower Attachment
- ✓ No Chain

# Property Overview

**FAR REACHING VIEWS.** A lovely top floor flat situated in the heart of the Town Centre with far reaching views over rooftops and all local amenities close by to include pubs and bars, cafes, eateries, and everyday shopping and the train station and bus station are both within a half mile walk. The flat benefits from uPVC double-glazing, electric heaters and intercom receiver buzzer access. There is an entrance hall, living room open plan kitchen with fitted appliances, one double bedroom and a bathroom with shower attachment. An ideal first time or investment purchase. NO UPPER CHAIN. EPC E. Council Tax: A. We have been advised of the following: Ground rent £100.00 PA. Service Charge £2632.48 PA . 125 years on lease (13 May 2003). This information would need to be verified by your chosen legal representative.

## ENTRANCE HALL

Double glazed window to rear elevation. Wall mounted electric heater. Enter via fire door with spyhole. Consumer unit. Entry phone receiver.

## LOUNGE 4.14m x 5.31m (13'7 x 17'5)

Double glazed bay window to front elevation with views over rooftops. Wall mounted electric heater. Vinyl flooring.

## KITCHEN

Wall and base units. Work tops including stainless steel sink and mixer tap. Built in oven. Hob and filter hood. Built in washing machine.

## BATHROOM 1.96m x 1.93m (6'5 x 6'4)

Panel bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Tiled splash backs. Radiator. Extractor fan. Shaver point.

## BEDROOM 3.96m x 3.12m (13' x 10'3)

Double glazed window to rear elevation. Wall mounted electric heater. Storage cupboard housing hot water cylinder.

## LEASEHOLD DETAILS

We have been advised of the following:

Ground Rent: £100.00 PA.

Service Charge: £2632.48 PA .

Lease Length: 125 years on lease (13 May 2003).

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

#### MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### AGENTS NOTES

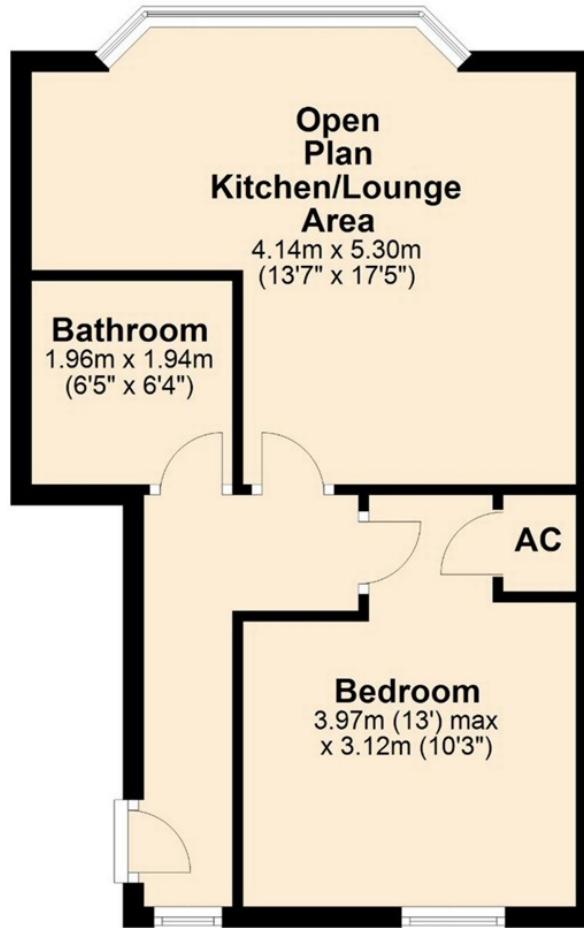
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of

the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

# Floorplan

## Floor Plan

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 36.7 sq. metres (394.6 sq. feet)



## 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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