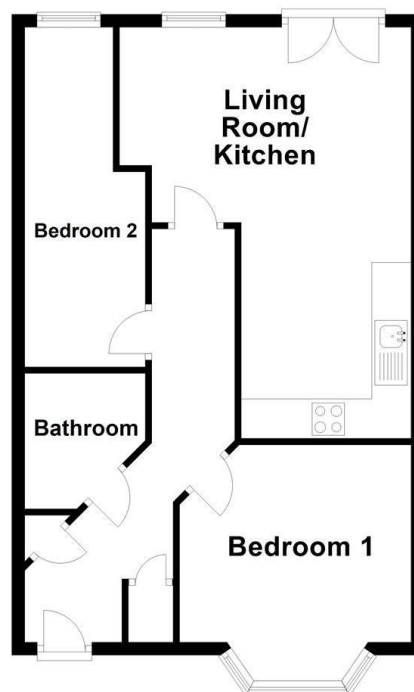




Flat 3, 40-42 Derngate, Northampton, NN1 1UH



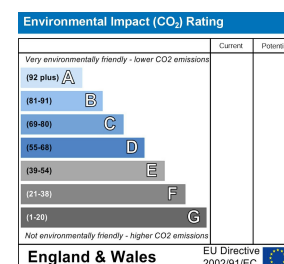
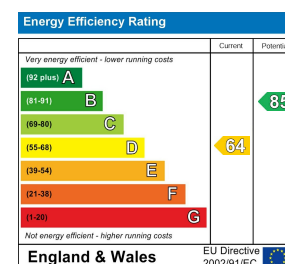
Not to scale. For illustrative purposes only



Asking Price £150,000 Leasehold

A very well presented two bedroom ground floor apartment with its own private entrance and converted from a Victorian town house in the cultural quarter in the heart of Northampton town centre. The accommodation comprises private entrance hall, kitchen area with full built in appliances and opening onto the lounge/diner, two bedrooms and a family bathroom. The property is being sold fully furnished and has a recent rental valuation of £950 per calendar month making this property an ideal turn key rental investment or first time purchase.

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ACCOMMODATION

PRIVATE ENTRANCE HALL

16'7 x 6'7

Enter via a private original front door with port hole window above, storage cupboard, airing cupboard housing the hot water tank, electric wall mounted radiator and doors leading to:-

OPEN PLAN LOUNGE/DINER/KITCHEN

20'8 x 14'8



KITCHEN AREA

The kitchen area comprises a range of base and eye level units, modern work tops, tiled splash backs, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob, extractor, dishwasher, washer/dryer and fridge/freezer. An opening onto:-



LOUNGE/DINING AREA

UPVC double glazed window and UPVC double glazed

French doors with Juliet balcony to the rear and two electric wall mounted radiators.



BEDROOM ONE

12'4 x 10'6

The original sash bay window to the front, mirror fronted triple wardrobes and electric wall mounted radiator.



BEDROOM TWO

17'2 x 6'1

UPVC double glazed window to the rear and electric radiator.



BATHROOM

6'7 x 5'8

Suite comprising WC, wash hand basin in vanity unit with storage below, paneled bath with shower, shower attachment and wall mounted towel radiator. The bathroom is half tiled and has an extractor.



LEASE DETAILS

The apartment is leasehold which commenced in 2016 of 125 years. The current service charge is £840 per annum with a ground rent of £250 per annum.

SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

There are a variety of shops, restaurants public houses and a number of niche retail outlets, all within walking distance.

Nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum. Becketts Park stands close by. All major shopping and service facilities are within walking distance of the property, as are Northampton Central Bus Station and Northampton Railway Station.

HOW TO GET THERE

From Northampton town centre proceed along Derngate passing the theatre and the property can be found on the right hand side.

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For further information on viewing call 01604 230222