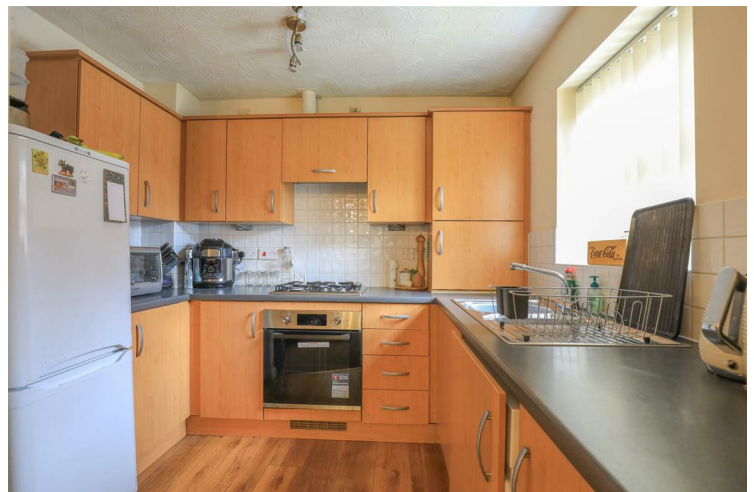




12 HENRY BIRD WAY NORTHAMPTON

£110,000

Offered to the market with no onward chain, this well-presented one-bedroom ground floor apartment is situated on the popular Henry Birds Way, close to local amenities. The property features a spacious open plan lounge/kitchen, a generous double bedroom with fitted storage, and a three-piece bathroom with shower over bath. Further benefits include allocated parking for one vehicle, making it an ideal first-time purchase, investment or downsizing opportunity.



- One Bedroom • Ground Floor Apartment • Allocated Parking • No Onward Chain • Close to Local Amenities • Great for First-time Buyers • Council Tax Band B • EPC Rating C

Offered to the market with no onward chain, this well-presented one-bedroom ground floor apartment is situated on the popular Henry Birds Way, conveniently located close to a range of local amenities and benefiting from allocated parking for one vehicle.

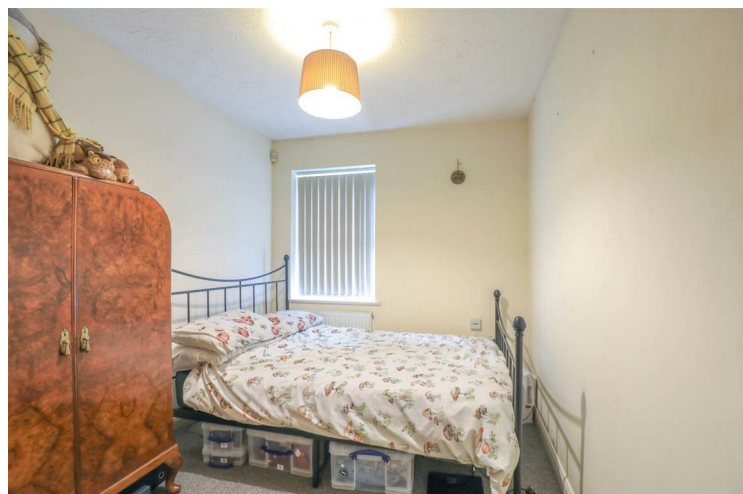
The accommodation comprises an entrance hallway leading to a bright and spacious open plan lounge/kitchen, providing an excellent living and entertaining space. The kitchen is fitted with a range of base and wall-mounted units, offers plumbing for white goods, and provides ample worktop space.

The property further benefits from a generous double bedroom with fitted wardrobe storage, while the bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Presented in good condition throughout, this apartment would make an ideal first-time purchase, buy-to-let investment or a convenient downsize opportunity. Contact Carter Williams for more information!

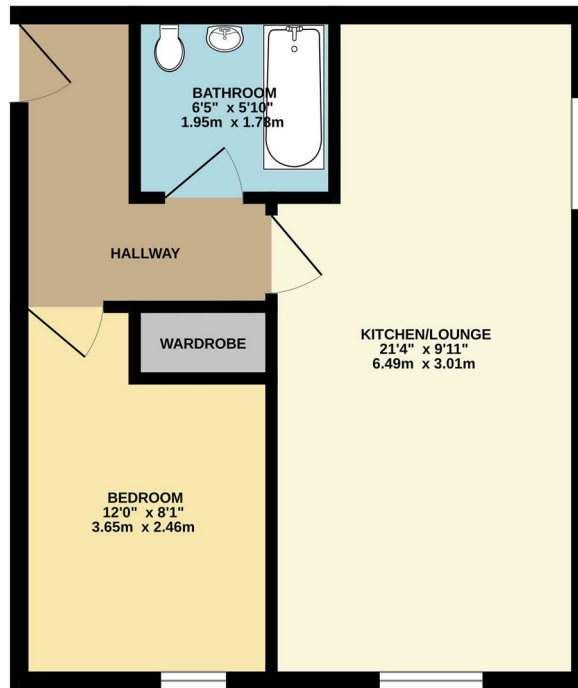
Council Tax Band: B
EPC Rating: C

Lease details:
125 years from 2003
Service charge £1680 per annum
Ground rent £50 per annum.





GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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	78	
(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		

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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