

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk



Woodpecker Way, Northampton NN4 0QP



£89,000

This one bedroom first floor apartment is located in East Hunsbury with local amenities including a variety of shops and green spaces including Grangewood Park. The property boasts a parking space in the carpark to the front. The accommodation itself is on the first floor and comprises of a hallway with useful storage cupboard, lounge/diner, separate bedroom and kitchen with oven and hob with extractor over. Further benefits include electric heating where specified and double glazing bringing together an ideal home or rental investment.

Enter via

Communal hallway with stairs up one floor to the front door.

Front door

Wooden with obscured glass inserts into:

Hallway

Storage cupboard and doors to bathroom and lounge/diner.

**Lounge/Diner**

12'1" x 8'5" (3.694 x 2.571)

Double glazed window, electric heater, door to bedroom and archway into kitchen.



Bedroom

8'8" x 6'10" at widest (2.647 x 2.1 at widest)

Double glazed window.



Kitchen

8'3" x 5'3" (2.519 x 1.614)

Double glazed window, range of base and eye level units with integrated electric hob and oven with extractor over. There is also a sink with drainer and tiling to splash back areas.



Bathroom

Obscured double glazed window, fan heater, tiled in areas and three piece suite including a pedestal wash hand basin, low level WC and bath with electric shower over.

Lease information

We have been advised that the current ground rent is £46.25 per 6 months – total £92.40 per annum and the service charge is currently around £165 per month. The length of lease is 125 years from 24th June 1988 (89 years remaining)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	