

# Whites

ESTATE AGENTS

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## Henry Bird Way, Northampton NN4 8GB



**£142,000**

Offered with vacant possession is this two bedroom first floor apartment that is located near the town centre and benefits from a plethora of local amenities including major supermarkets, restaurants, Northampton University and Delapré Abbey with its array of green spaces. The accommodation itself comprises of a hallway, modern kitchen that is open into the living area with a Juliet balcony providing views over the front. There are two bedrooms one with a further Juliet balcony. There is also a bathroom with three piece suite including a bath with shower over. Further benefits include allocated parking for one car and visitors spaces managed by the block management bringing together an ideal home or investment.

### **Enter Via**

Communal entrance with stairs up one floor to the apartments front door.

### **Hallway**

The front door enters into the hallway with doors to bedrooms, bathroom and lounge. There are also two storage cupboards and a entry phone system.



### **Lounge**

13'8" x 12'11" (4.182 x 3.94)

Storage heater, Juliet balcony with double glazed doors and a double glazed window. The room has open access into the kitchen.



### **Kitchen**

7'10" x 7'6" (2.393 x 2.289)

Range of base and eye level fitted units with roll top work surfaces. The kitchen is equipped with a stainless steel sink, oven and hob with extractor over. Additionally, plumbing is in place for a washing machine, and there is tiling in areas sensitive to heat and water.



**Bedroom One**

14'10" x 9'4" (4.53 x 2.847)

Double glazed Juliet balcony to front and wall mounted electric heater.



**Bedroom Two**

13'3" x 7'11" (4.045 x 2.414)

Double glazed window to rear and wall mounted electric heater.




### Bathroom

Three piece white suite with low level WC, pedestal wash hand basin and bath with shower over. Tiling to full height around bath and half height to other areas. There is also a towel rail.

### Lease information

We have been advised that the annual ground rent and service charge is £1,311. There is a 125 year lease that started in the year 2000 leaving 101 years currently remaining.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

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