



SAW MILLS COURT, NORTHAMPTON, NN4
£165,000 LEASEHOLD



OLD TOWCESTER ROAD, NORTHAMPTONSHIRE, NN4

A first floor modern two bedroom, two bathroom, apartment with river views and balcony. The area is popular for rental and would therefore appeal to investors as well as first time buyers, professionals or young families and is worthy of internal inspection to fully appreciate the high specification finish and standard of accommodation.

In brief the property comprises the following: welcoming entrance hallway with useful cloak/utility storage cupboard, good size reception living/dining room with balcony overlooking the river, fitted kitchen with integrated appliances, two double bedrooms, master with en-suite double shower, and completing the internal accommodation is the family bathroom with white three piece suite. Externally the communal grounds are immaculately kept, with allocated parking spaces, visitor parking bays, grounds and gardens line the River Nene.

Located in this sought after residential development in Cotton End, adjoining the River Nene with convenient access to a host of local amenities, shops and supermarkets, Gastro Pubs and Restaurants, with excellent transport and commuting links to the town centre, which is only 0.3 miles away, and yet is surrounded by some breathtaking countryside and woodland. The apartment is within easy reach of Northampton Town Centre, Northampton Train Station and the Waterside Campus (UoN).

Leasehold 125 years from 1st August 2014

2024-2025 Service Charge £1864.98p

Ground Rent £340 Per Annum

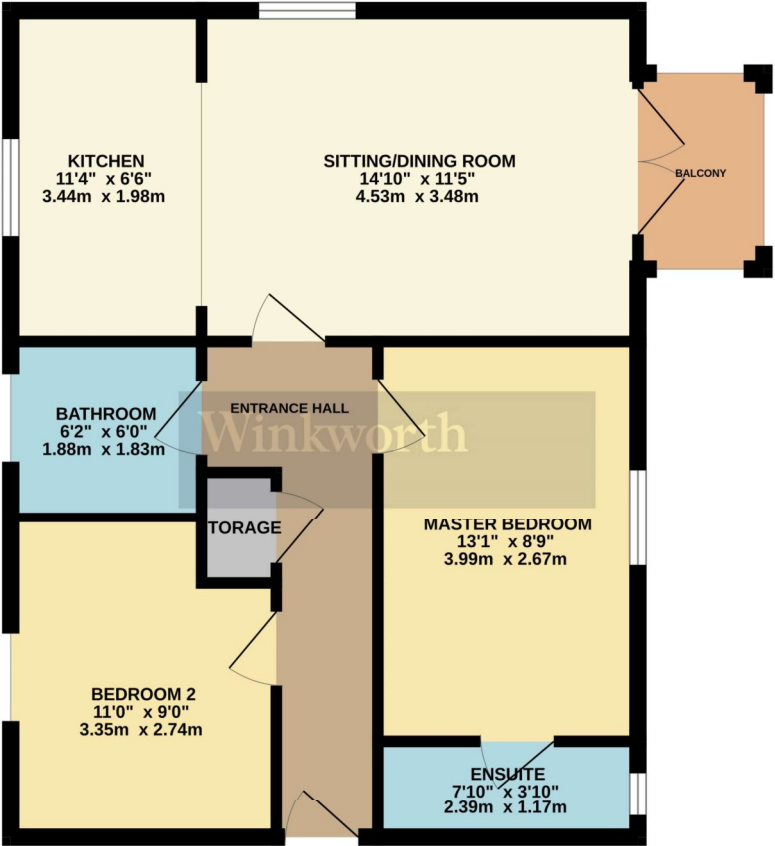
Council Tax Band 'C'

EPC Rating 'B'



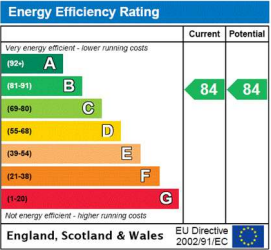


GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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