



Flat 7, 7 Spencer Parade, Northampton, NN1 5AA

HOWKINS &
HARRISON

Flat 7, 7 Spencer Parade,
Northampton, NN1 5AA

Guide Price £135,000

A fine Grade II listed building converted into apartments opposite St Giles church in the heart of Northampton town centre offered for sale as an ideal first time buy or investment opportunity with a current rental income of £975pcm.

Features

- Town centre converted apartment
- Lounge/open plan kitchen
- Two bedrooms
- Shower room
- Ideal investment or first time buy
- Close to local amenities
- Energy Rating- D



Location

Spencer Parade, in Northampton is a mixed residential and commercial street located just east of Northampton town centre within the Castle ward of West Northamptonshire. The area consists predominantly of flats and converted residential buildings, with a small number of professional offices and service businesses.

Situated conveniently within walking distance of the town centre, Abington Square, shops, restaurants and local services, Northampton railway station is approximately 0.8 miles away, providing direct services to London, Birmingham and Milton Keynes. Good access to the M1 motorway via Junctions 15, 15A and 16.

Marketing Note

The current marketing photos were taken from a previous sale and the flat is currently occupied.



Accommodation

Stairs from the communal hall rise to the first floor where the apartment is located.

The hall serves all rooms with two bedrooms, shower room and lounge/kitchen where there is a range of modern high gloss cabinets, working surfaces, sink unit, hob, oven, washing machine, fridge/freezer and an open aspect over St Giles churchyard.

Leasehold Details

We understand the Leasehold details are as follows-

125 years from 2021

Ground Rent- N/A

Service Charge-£1,187.95 paid twice yearly

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

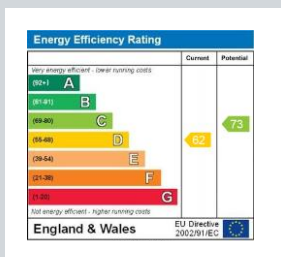
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council. Tel:0300-1267000.
Council Tax Band- A



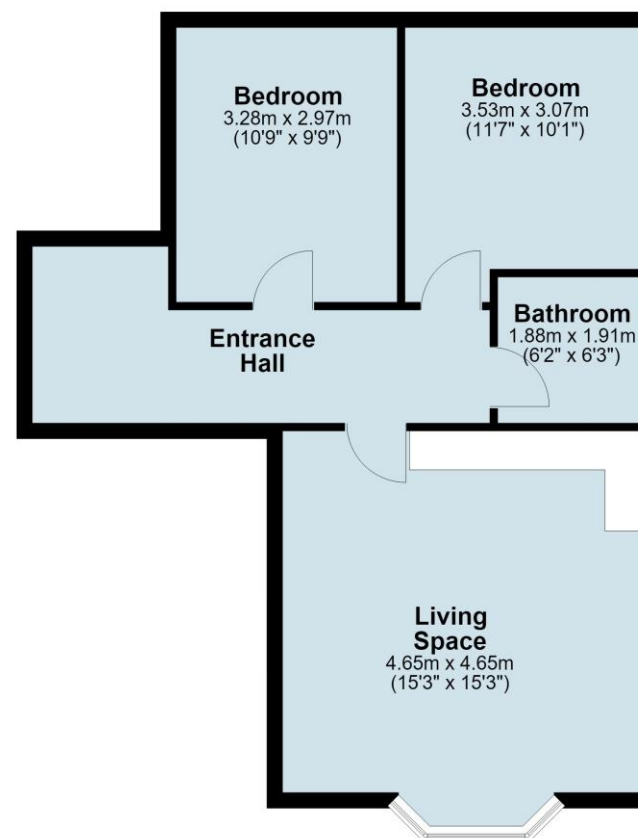
Howkins & Harrison

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First Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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