



47 SORREL CRESCENT

WOOTTON | NORTHAMPTON

£195,000 LEASEHOLD



-  sales
-  lettings
-  town & country



47 Sorrel Crescent | Wootton | Northampton | NN4 6FR

A most impressive two bedroom first floor apartment situated within this most sought after location being close to many amenities, good schools and easy access to the motorway. The lease commenced 1st January 2015 for a term of 150 years. The accommodation comprises entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. Externally there are TWO allocated parking spaces. The property also offers gas central heating and kitchen with integrated appliances to include gas hob, oven, dishwasher, fridge/freezer and washer/dryer. The apartment would make an ideal first time purchase or a rental investment. Viewing highly recommended. EPC rating B. Council tax band C. Service charge £134 per month. Ground rent £500 per annum.

A superb first floor apartment | Sought after location close to local amenities | Kitchen with built in appliances |

Two allocated parking spaces | No chain | Ideal first purchase/rental investment



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Wootton Hope Drive, Northampton, NN4 6DY  
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Total floor area 78.4 sq.m. (844 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	82
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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