

5b Sheep Street, Northampton. NN1 2LU

£90,000 Leasehold

FOR SALE



**EDWARD KNIGHT**  
ESTATE AGENTS

## PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer to the market this second floor one bed apartment in the heart of Northampton town and within walking distance of all the major amenities. The property comprises communal entrance hall, hallway, open plan living/kitchen, bedroom and bathroom. The property further benefits from gas radiator heating, double glazing. This property would make an ideal investment or first time purchase.

## FEATURES

- First Floor Apartment
- One Bedroom
- Open Plan Living/Kitchen
- Well Maintained
- Town Centre Location
- Walking Distance to Train Station & Hospital
- Ideal First Time or Investment Purchase
- Council Tax Band - A



## ROOM DESCRIPTIONS

### Hallway

Doors into:

### Open Plan Living/Kitchen

Kitchen suite comprising one bowl sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated oven with hob over. Space for fridge/freezer. Integrated washing machine, Three double glazed windows to the front aspect. Radiator.

### Bedroom

Window to the rear aspect. Radiator. Built in wardrobes.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

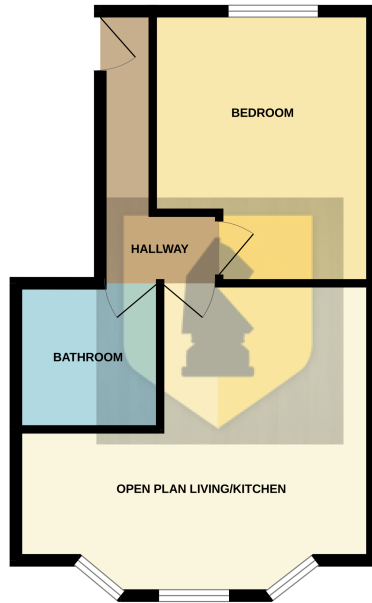
### Agent Notes

Approximately 105 Years remaining on the the lease.  
Service Charge - TBC  
Ground Rent - £100pa



# FLOORPLAN & EPC

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	