



**Pond Farm Close
Northampton
NN5**

Offers In Excess Of £115,000

bettermove

Pond Farm Close Northampton

Bettermove are proud to present this 2 bedroom flat in Northampton, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with parking available via a gated car park and garage.

The council tax band is A.

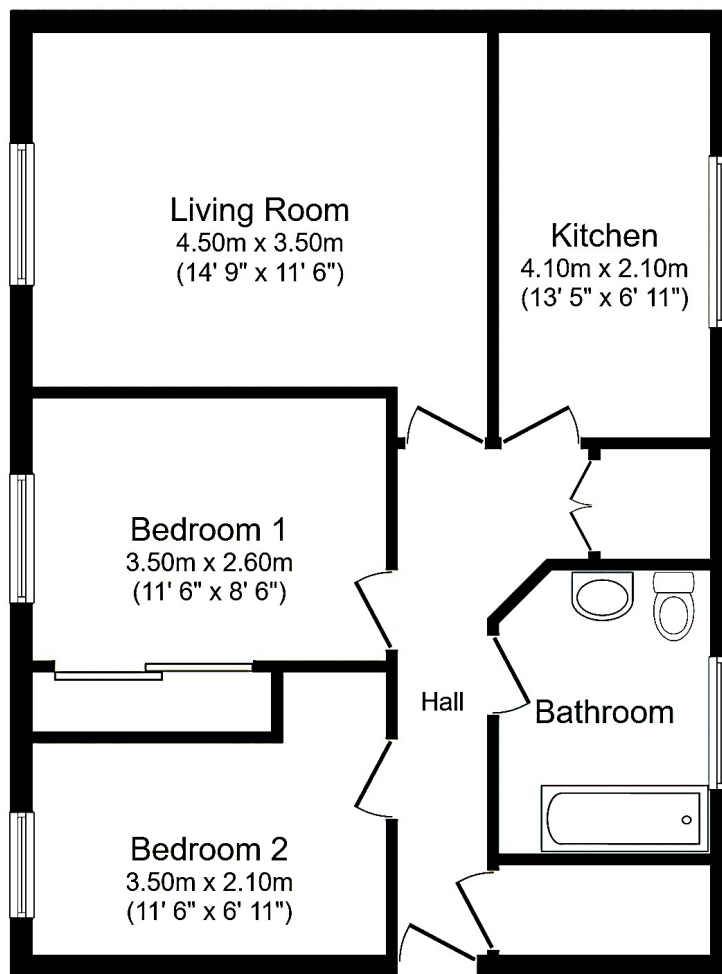
This is a leasehold property with 110 years remaining on the lease; the service charge is £260.00 per month.

The interior of this beautifully presented, top floor property comprises a spacious living room, fitted kitchen, two double bedrooms, and the family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Northampton, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Northampton Train Station (1.8 miles), a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 61.0 sq.m. (656 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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