



Henry Bird Way  
Northampton  
NN4

Offers In Excess Of £143,000

bettermove

# Henry Bird Way Northampton

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

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric storage heaters throughout, with off road parking available.

The council tax band is D.

This is a leasehold property with 101 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £1,500.00 per annum.

This property is situated across the third and fourth floor of the building and comprises a spacious living room, with Juliette balcony, fitted kitchen, family bathroom, and one double bedroom, with the master bedroom, and an en-suite located upstairs.

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 (1.7 miles), a variety of local bus routes, and quick access to the M1.

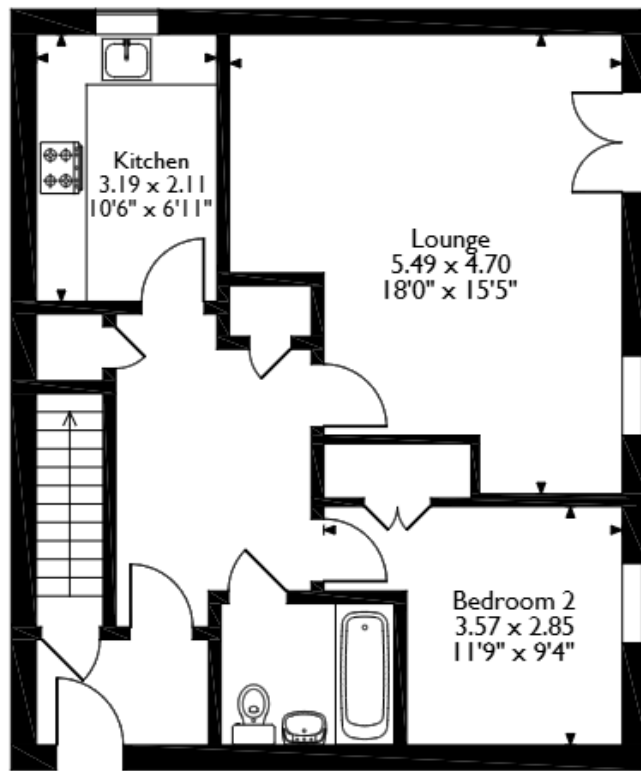
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



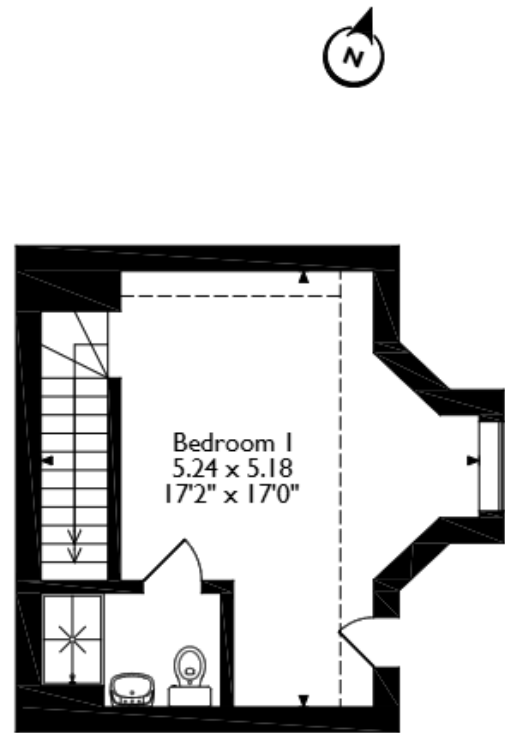
# Henry Bird Way, Northampton

## Approximate Gross Internal Area

### 83 Sq M/894 Sq Ft



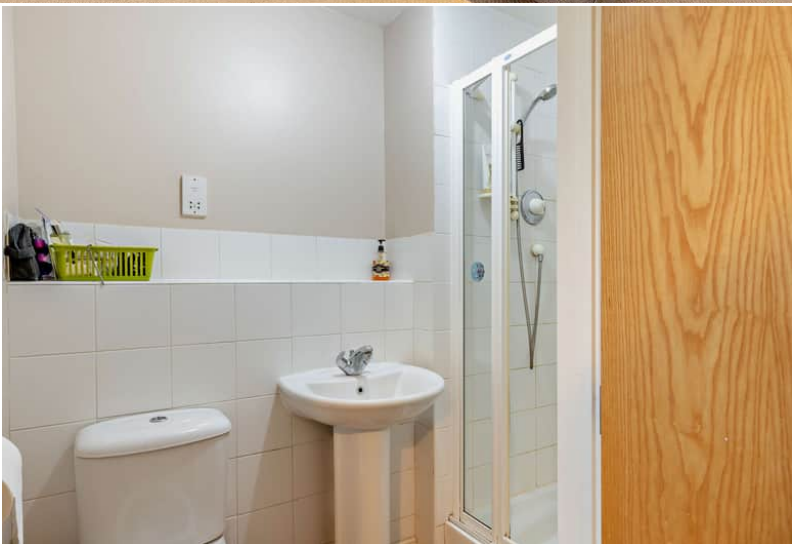
**Third Floor Flat**



**Fourth Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</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		



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