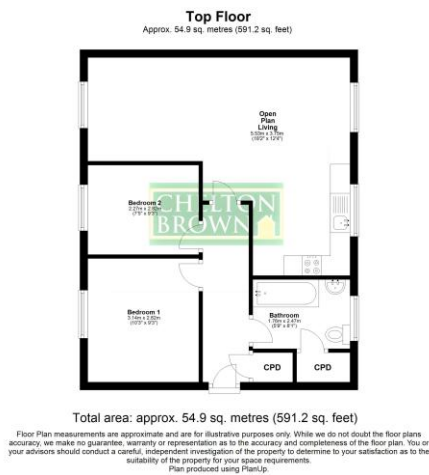




**43 Cotton Court, River View,
Northampton, NN4 8EL**
Asking Price: £146,000
Leasehold



Chelton Brown are proud to present to the market this two bedroom top floor flat located in the popular Southbridge development.



Property

Chelton Brown are proud to present to the market this two bedroom top floor flat located in the popular Southbridge development, within walking distance of Northampton Town Centre.

The accommodation was fitted with new carpets and painted throughout before tenancy commenced in August 2022. (As per the pictures)

The property briefly comprises; Entrance Hallway with storage cupboard, spacious open plan Living, Dining and Kitchen area with oven, hob, extractor and washing machine. Both the First and Second Bedroom are sizeable doubles and the Bathroom benefits shower over bath and storage cupboard.

Further benefits include gas central heating and allocated parking for one vehicle.

Details Of The Tenancy - The property is let on an Assured Shorthold Tenancy £870pcm until August 2024.

INVESTMENT SALE Gross Yield of 7%.

Lease term - 150 years From 1st January 2006 - 132 Years Remaining.

Service Charge - £1820.00 per annum includes water for 2024/2025. Previous year £1670.00.

Ground Rent - £242.52 per annum

This information should be verified by your legal representative prior to the exchange of contracts.

Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.