

Connells

St. Lukes House Lower Harding Street Northampton

St. Lukes House Lower Harding Street Northampton NN1 2JJ

for sale
£105,000







Property Description

Situated within the popular and well-connected St Luke's House, this spacious top-floor apartment presents an exceptional opportunity for first-time buyers looking to step onto the property order, or astute investors seeking a high-demand rental in a prime commuter hotspot.

The Location Advantage: Location is everything, and this property delivers in spades. Set within ultra-convenient proximity to Northampton Railway Station, residents enjoy direct, fast rail links to London Euston and Birmingham, making daily commuting effortless. Furthermore, the vibrant Northampton Town Centre is just a short walk away, offering an extensive array of high street shops, trendy restaurants, vibrant bars, and leisure facilities.

The Accommodation: The property welcomes you via a secure communal entrance up to the top floor. Inside, the spacious entrance hall immediately impresses with three dedicated storage cupboards—a rare find in apartment living.

The well-proportioned lounge/diner acts as the heart of the home, providing a bright and airy space to relax or entertain. This leads through to a practical separate kitchen. The accommodation is completed by a generous double bedroom and a tidy family bathroom.

Leasehold Information:

Lease Length: 114 Years Remaining

Ground Rent: £10 per annum

Service Charge: £617.89 per annum (This information should be formally verified by your chosen legal representative).

Entrance Hall

Enter via door tot he front aspect. Three storage cupboards. Wall mounted radiator.

Lounge / Diner

Double glazed window to the rear aspect. TV point. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Double glazed window to the front aspect.

Bedroom One

Double glazed window to the rear aspect, Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Double glazed window to the front aspect. Wall mounted radiator.

Parking

Communal secure gated parking.







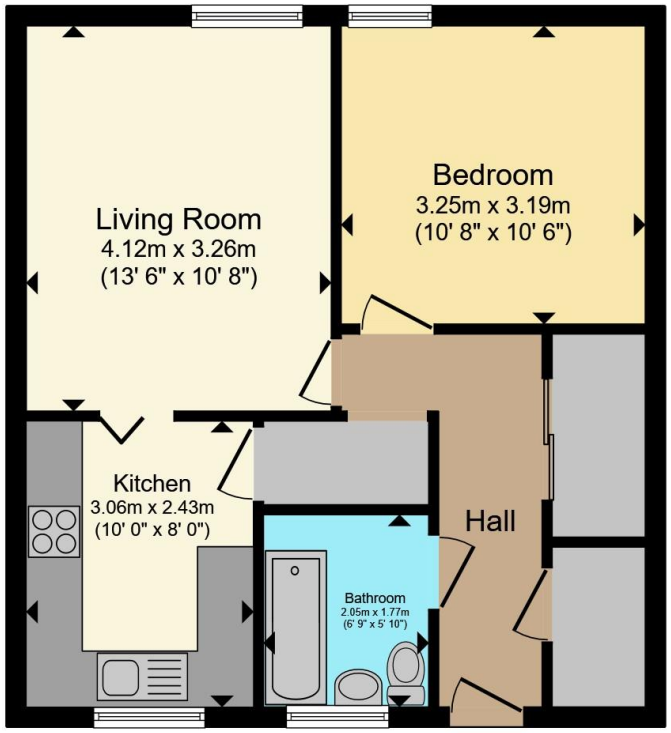












Total floor area 48.1 m² (518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415517

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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