

**Auction**

1 bed apartment to buy in NN4

Narrowboat Lane, Northampton,
Northamptonshire, NN4 9DB

£105,000

 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Ideal First Time Buy
- ✓ Well Presented Coach House
- ✓ Gas Central Heating
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. Auction Ending Monday 26th October.

A fantastic opportunity to acquire this well presented coach house, situated on a highly sought after development to the south of the town, offering excellent access to the ring road and M1 (J15A).

The property is ideally located for a range of local amenities at nearby Pineham village, including a Co-op supermarket, café, fish and chip shop, and a local school.

The area also benefits from attractive countryside and canalside walks, making it ideal for both convenience and leisure.

The accommodation comprises entrance hall with doors leading to an open plan lounge/kitchen/diner, a shower room, and an airing cupboard.

The shower room features a Velux window, pedestal wash hand basin, low level WC, and a double shower, with tiled flooring continuing through the entrance hall, shower room, and kitchen area.

The open plan living space provides a bright and versatile layout, with the kitchen benefiting from a Velux window and fitted with a range of wall and base units, work surfaces over, built in oven, gas hob, extractor fan, gas combination boiler, and space for a washing machine, dishwasher, and fridge/freezer.

The living area benefits from a double glazed uPVC window and carpeted flooring, with a door leading to the bedroom, which also offers a double glazed uPVC window, carpeted floor, and built in storage.

Outside, the property benefits from a carport and additional parking located directly in front.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 136

Annual Ground Rent Amount: £250.00

Service Charge Review Period: £138 per month (December - August)

Price: Starting Bid £105,000

Property Type: Apartment

Parking: Allocated, Car Port

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Living Room/Kitchen

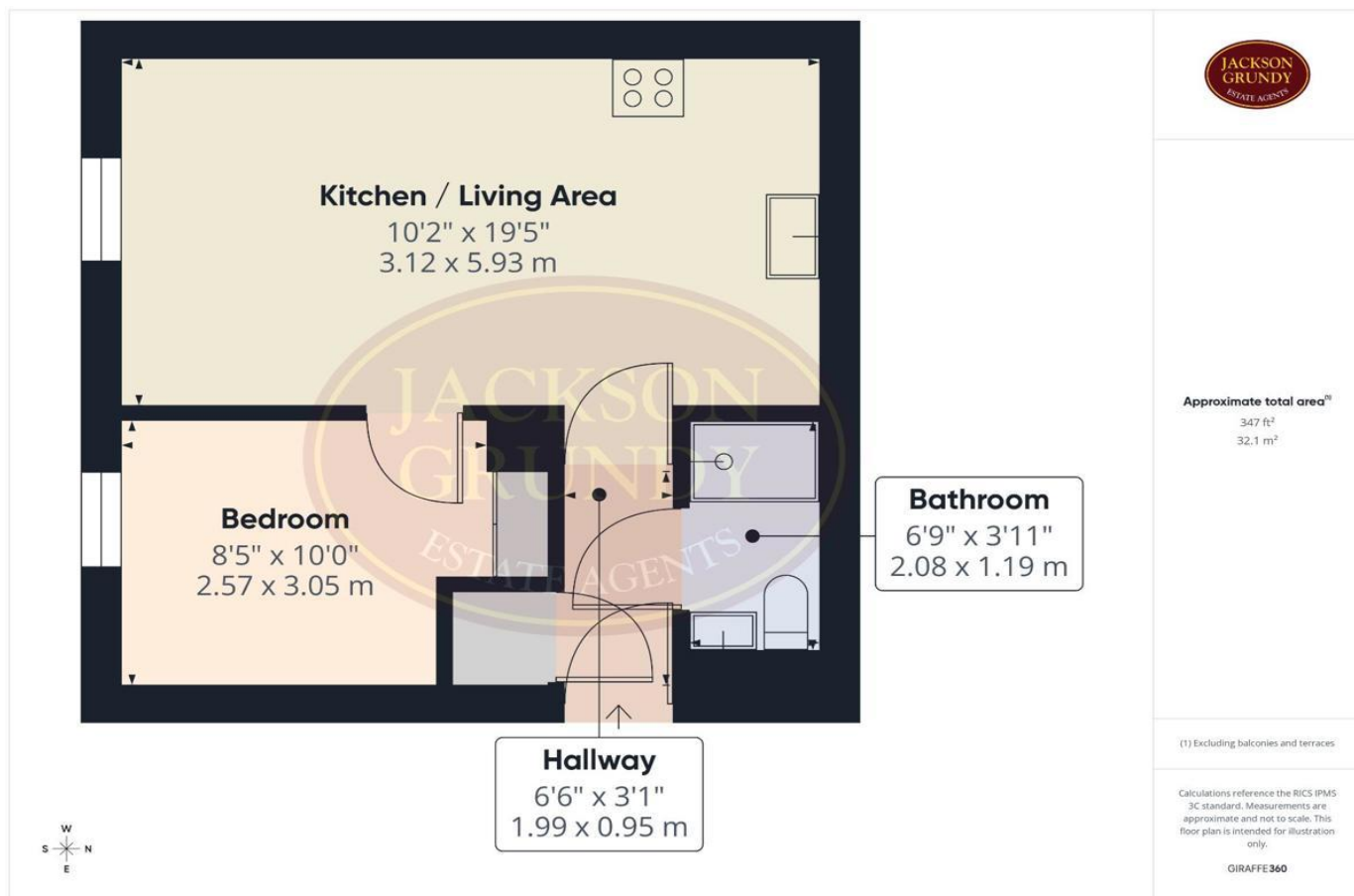
3.12m x 5.93m (10'2" x 19'5")

Bedroom 1

2.57m x 3.05m (8'5" x 10'0")

Bathroom

2.08m x 1.19m (6'9" x 3'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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	

Narrowboat Lane, Northampton, Northamptonshire, NN4 9DB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

