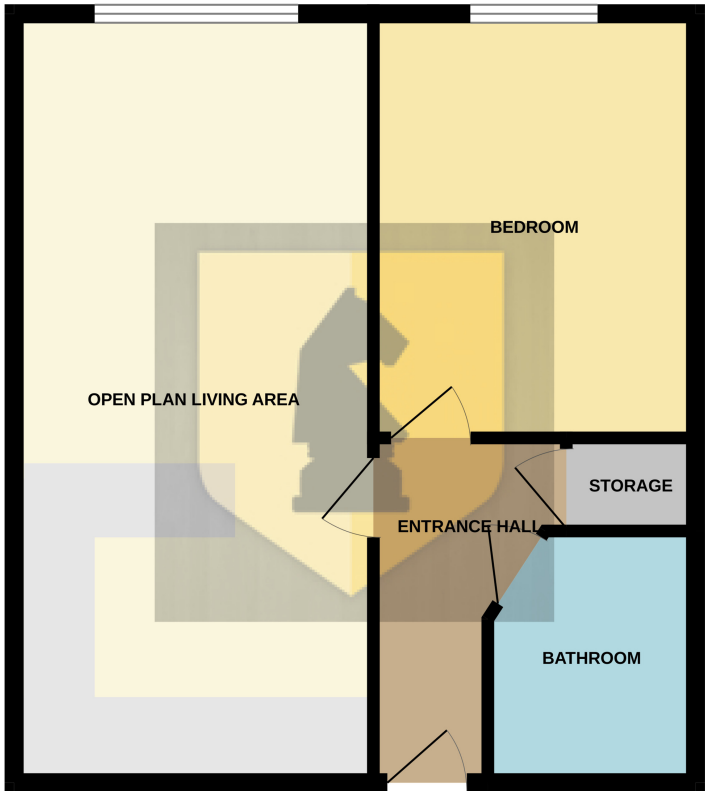


Make the right move!

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**407 Alpha House, Broad Street,, Northampton.
NN1 2HQ.** **£95,000 Leasehold**

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented one bedroom apartment, conveniently situated close to Northampton Town centre and within walking distance to the train station.

Hallway

Entered via a hardwood door. Storage cupboard. Doors to:

Open Plan Living/Kitchen

10' 11" x 24' 5" (3.33m x 7.44m) Fitted kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit with mixer tap over. Fitted electric oven, fitted induction hob with extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. UPVC double glazed window to the rear aspect.

Bedroom

9' 9" x 13' 4" (2.97m x 4.06m) Upvc double glazed window to the rear aspect.

Shower Room

8' 9" x 9' 9" (2.67m x 2.97m) Three piece suite comprising: low level flush wc. Wash hand basin. Large walk in shower. Heated towel rail.

Parking

One allocated parking space.

Agent Notes

Alpha House is furnished with 24hr concierge service, lift to all floors, residents gym and secure electric gated parking.

We are advised that the lease, service and maintenance charge details are:

Service Charge - £1,537 for 6 months.

Ground Rent - £195 for 6 months.

Remaining Lease - approx. 107 years.

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

