

Flat 5, 51-53 Shakespeare Road, The Mounts, Northampton, NN1 3QG
£140,000 Leasehold

Jackson Grundy welcome to the market this two bedroom apartment within close proximity to Town Centre. The accommodation comprises of secure intercom entry, two bedrooms, refitted wet room and refitted open plan kitchen, lounge/diner. Further benefits include gas central heating, double glazing and the property is offered with a tenant in situ paying £695 PCM. EPC: C

Tenant In Situ - £695pcm | Two Bedrooms | Leasehold 125 Years From Completion | Gas Radiator Heating & uPVC Double Glazing | Refitted Wet Room | Ground Rent £200 pa. Service Charge £720 pa.

modern marketing · traditional values

ENTRANCE HALL

Entry via wood door. Video intercom. Radiator.
Door to inner hallway.

INNER HALLWAY

Double glazed window to rear elevation. Storage
cupboard with fusebox. Radiator. Thermostat.
Doors to connecting rooms.

SHOWER ROOM 1.88m x 1.93m (6'2 x 6'4)

Double glazed window to rear elevation. Heated
towel rail. Extractor. Pedestal wash hand basin
with mixer tap over, low level WC and shower
cubicle. Tiling to floor and splash back areas.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 6.73m x 5.41m (22'1 x 17'9)

KITCHEN AREA

Two double glazed windows to rear elevation. Wall
mounted and base level units and drawers with
work surface over. built in hob, oven and extractor.
Stainless steel sink and drainer unit with mixer tap
over. Tiling to splash back areas and floor.

LOUNGE/DINING AREA

Two double glazed windows to front elevation and
french doors to Juliet balcony. Three radiators.
Television point.

BEDROOM ONE 3.40m x 3.40m (11'2 x 11'2)

Two double glazed windows to front elevation.
Radiator. Television point.

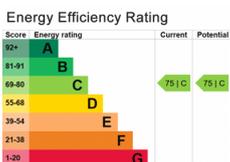
BEDROOM TWO 2.16m x 4.06m (7'1 x 13'4)

Two double glazed windows to rear elevation.
Radiator.

AGENTS NOTES

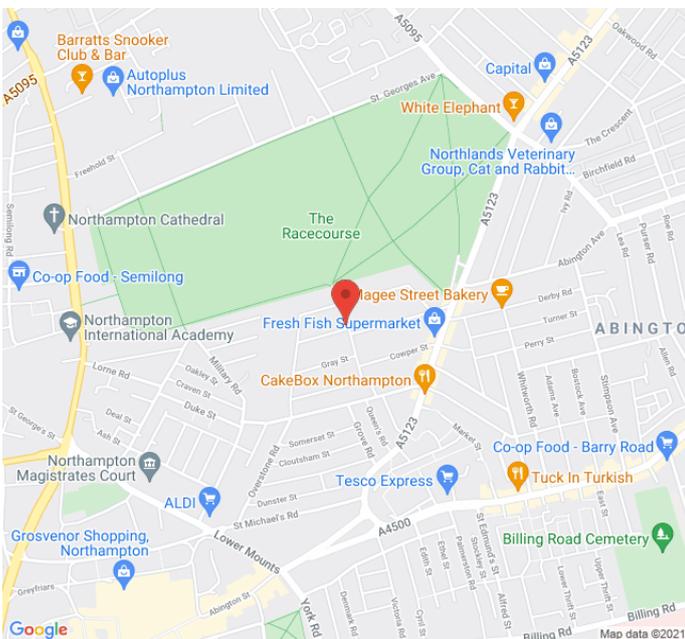
Leasehold 125 Years From Completion
Ground Rent £200 per annum. Service Charge
£720 per annum.

This would need to be verified by your legal
representative.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

The Mounts is an urban area of Northampton situated between the 118 acre Racecourse public park and The Mounts Baths. Incorporating some of the town's oldest roads, The Mounts is steeped in local history and was once the centre of Northampton's famous shoe manufacturing industry, with a number of former Victorian factories having since been converted into high quality residential accommodation. The nearby Town Centre offers a wide range of shops, bars and restaurants while also offering the Theatre District, which proudly hosts The Errol Flynn cinema, a theatre, museums and the renowned 78 Dergate - a house designed by Charles Rennie Mackintosh and now open to the public. Situated one mile to the west, Northampton's modernised train station is positioned on the West Coast Mainline and offers direct routes to London (regular services reaching Euston Station within one hour) and Birmingham. For road travel, Northampton has the A45 and A43 ring roads on its doorstep plus easy access to three junctions of the M1

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