

535 Obelisk Rise, Kingsthorpe, Northampton, NN2 8UF
£115,000 Leasehold

Jackson Grundy are delighted to bring to market this one bedroom flat, benefitting from NO ONWARD CHAIN, 147 year lease and private garden. The accommodation comprises entrance hall, lounge, kitchen, bedroom and en-suite bathroom. Outside there is also allocated parking for residents. This property is an ideal first time buy or investment, in the sought after location of Obelisk Rise close to local amenities. EPC Rating: E. Council Tax Band: A. Call 01604 722197 to arrange an appointment.

We have been advised of the following: Ground rent £0 (review date TBC). Service Charge £26.00 pcm (review date TBC) 147 years remaining on lease. This information would need to be verified by your chosen legal representative.

**No Chain | One Bedroom Apartment | Garden To Rear | Allocated Parking Spaces | First Floor
| 147 Years Remain on Lease**

modern marketing · traditional values

ENTRANCE HALL

uPVC entrance door with stairs rising to apartment.

LOUNGE 4.80m x 3.81m (15'9 x 12'6)

uPVC double glazed window to front elevation.
Door leading to large storage cupboard. Access leading off to principle bedroom and kitchen.
Electric heater. Additional storage/linen cupboard.

KITCHEN 2.08m x 2.08m (6'10 x 6'10)

uPVC double glazed window to side elevation.
Range of fitted wall and base level kitchen units.
Space for washing machine, fridge and electric cooker.

BEDROOM 2.59m x 4.11m (8'6 x 13'6)

uPVC double glazed window to rear elevation.
Access to the en-suite bathroom. Loft hatch and electric heater.

BATHROOM 2.08m x 1.91m (6'10 x 6'3)

uPVC double glazed window to rear elevation.
Partially tiled. Suite comprising low level level WC, pedestal wash hand basin and a panelled bath.

OUTSIDE

FRONT

Parking space to front.

REAR GARDEN

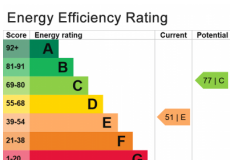
Private and mainly laid to lawn enclosed by a timber framed fence.

AGENTS NOTE

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DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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