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Artizan Road, Abington, Northampton, NN1 4HS

£220,000 Flat



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
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Property Summary

An immaculately presented two bedroom ground floor apartment with its own entrance door and private terrace.

Features & Utilities

- ✓ Own Entrance
- ✓ Ample Living Space
- ✓ Two Bedroom Apartment
- ✓ Gated Private Access
- ✓ Outdoor Terrace
- ✓ Gas Radiator Heating
- ✓ Character Features
- ✓ En-Suite & Bathroom
- ✓ Sought After Location
- ✓ No Chain

Property Overview

An immaculately presented two bedroom ground floor apartment with its own entrance door and private terrace. The property has many features including exposed beams, high ceilings and large windows which flood the rooms with an abundance of natural light. The accommodation comprises entrance hall, open plan lounge/kitchen/dining room, two double bedrooms with a high quality en-suite to the main bedroom and a three piece bathroom. Please call 01604 231111 to arrange a viewing. EPC Rating: C. Council Tax Band: B

HALLWAY

uPVC frosted double glazed entrance door. Spotlights. Radiator. Intercom. uPVC double glazed window to rear elevation. Doors to:

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 6.53m x 4.45m (21'5 x 14'7)

uPVC French doors to rear courtyard. uPVC double glazed window to rear elevation. Radiator. Spotlights to ceiling. Exposed beam. Television point. A range of wall mounted and base level units with solid work surfaces over. Inset sink and drainer. Integrated four ring gas hob and extractor. Space for washing machine. Space for freestanding fridge/freezer.

BEDROOM ONE 3.66m x 3.76m (12'0 x 12'4)

uPVC double glazed window to rear elevation. Radiator. Exposed beam. Door to:

EN-SUITE 1.63m x 1.99m (5'4 x 6'6)

Frosted uPVC window to side elevation. Radiator. Walk in shower, porcelain wash hand basin and low level WC. Extractor fan.

BEDROOM TWO 2.77m x 3.76m (9'1 x 12'4)

uPVC double glazed window to front elevation. Radiator. Built in cupboard housing gas boiler.

BATHROOM 2.26m x 2.06m (7'5 x 6'9)

uPVC double glazed window to front elevation. Heated towel rail. Suite comprising panelled bath with shower above, porcelain wash hand basin and low level WC. Extractor. Spotlights to ceiling.

OUTSIDE

TERRACE

Enclosed by timber trellis. Timber decking. Outside light.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £1135 pa

Review Date – TBC

Ground Rent: £TBC

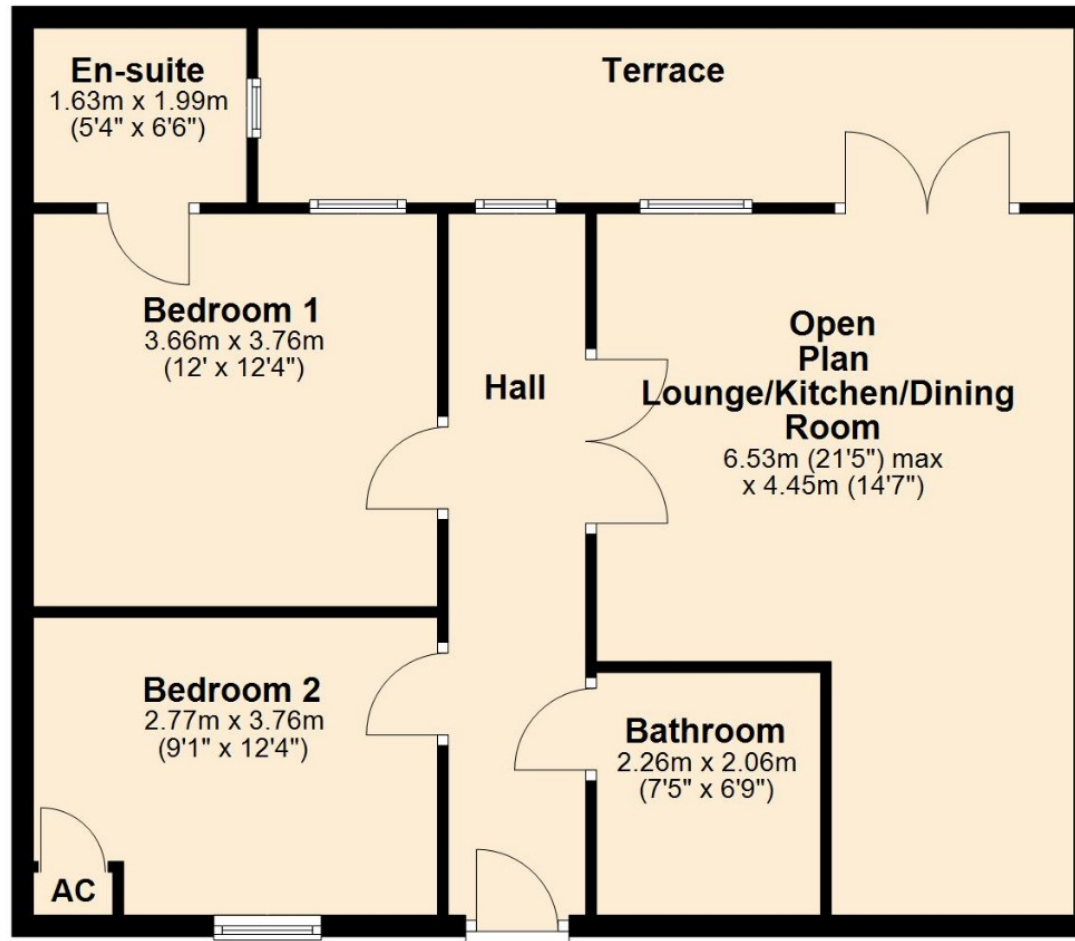
Length of Lease: 997 years remaining on lease.

This information would need to be verified by your chosen legal representative.

Floorplan

Floor Plan

Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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