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Bailiff Street, The Mounts, NN1 3EA

£119,995 Flat

2 1 1



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton
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Property Summary

A wonderful opportunity to acquire this spacious first floor flat located in the central NN1 district next to the town's historic Racecourse with a range of everyday amenities nearby. The accommodation comprises personal entrance door from the street with stairs rising to the main accommodation. ?

Features & Utilities

- ✓ Perfect Investment or First Purchase
- ✓ First Floor Apartment
- ✓ Two Bedrooms
- ✓ Lounge Open Plan to Kitchen
- ✓ Bathroom With Shower Over
- ✓ Decked Balcony

Property Overview

A wonderful opportunity to acquire this spacious first floor flat located in the central NN1 district next to the town's historic Racecourse with a range of everyday amenities nearby. The accommodation comprises personal entrance door from the street with stairs rising to the main accommodation.

Landing with doors to living room open plan to kitchen, bathroom, two bedrooms one of which has a door on to the timber decked seating area and steps down to rear access. Other benefits include gas central heating via combination boiler and double-glazing. The property would make a perfect investment or first time purchase. EPC Rating: C. Council Tax Band: A

We have been advised of the following: Ground rent Peppercorn Rent. Service Charge Nil (review date Nil) 999 year lease from 1.1.05. This information would need to be verified by your chosen legal representative.

uPVC entrance door from street and stairs rising to accommodation.

LANDING

Stairwell. Access to loft space. Doors to:

LOUNGE 3.63m x 3.63m (11'11 x 11'11)

Double glazed window to front elevation. Radiator. Chimney breast alcoves. Open plan to:

KITCHEN 3.02m x 2.46m (9'11 x 8'1)

Double glazed window to rear elevation. Wall and base units. Work surfaces. Single drainer one and a half bowl sink unit. Built in electric hob and oven with filter hood.

BATHROOM 1.78m x 2.41m (5'10 x 7'11)

Double glazed window to rear elevation. Suite comprising panelled bath with rainfall shower over, pedestal wash hand basin and low level WC. Extractor fan.

BEDROOM ONE 2.64m x 3.51m (8'8 x 11'6)

Double glazed window to front elevation. Radiator. Overstairs wardrobe recess.

BEDROOM TWO 3.23m x 2.36m (10'7 x 7'9)

Double glazed window to side elevation. Double glazed door onto decked balcony with fire escape steps beyond.

OUTSIDE

Timber decked with wooden steps to rear gated access to Military Road.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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 - £0

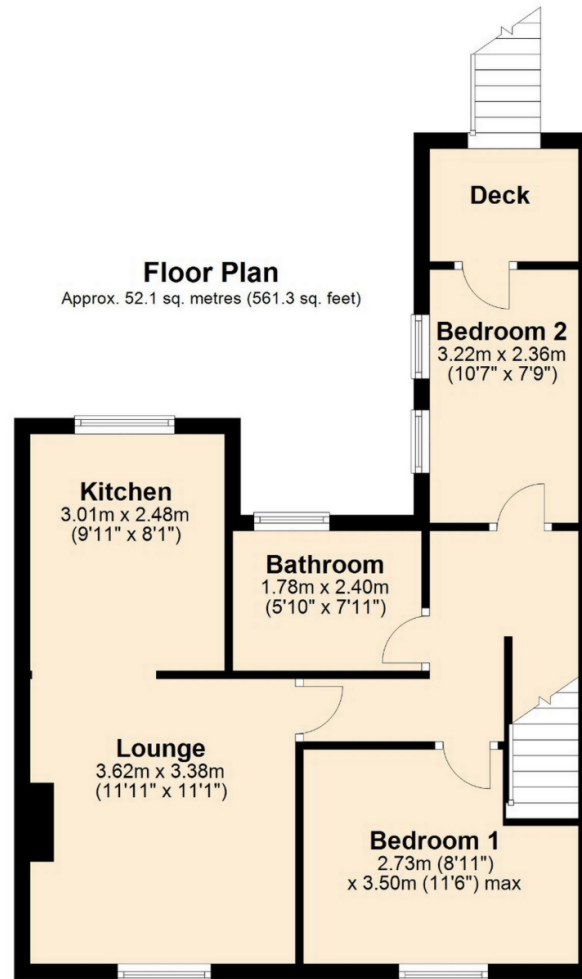
Review Date - N/A

Ground Rent: Peppercorn Rent

Length of Lease: 999 years from 1st January 2005

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

Floorplan



Total area: approx. 52.1 sq. metres (561.3 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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