



www.jacksongrundy.com

Balfour Close, Queens Park, NN2 6LL

£145,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

Jackson Grundy is delighted to present this beautiful, spacious two-bedroom first floor apartment situated in the sought after Queens Park location close to local amenities.

Features & Utilities

- ✓ Allocated Parking
- ✓ No Onward Chain
- ✓ Two Double Bedrooms
- ✓ Gas Central Heating
- ✓ Secure Entry
- ✓ Lounge/Dining Room
- ✓ Double Glazing
- ✓ Sought After Location
- ✓ Nicely Presented
- ✓ Ample Storage

Property Overview

Jackson Grundy is delighted to present this beautiful, spacious two-bedroom first floor apartment situated in the sought after Queens Park location close to local amenities. Upon entry through the secure intercom system, you will find a spacious, welcoming hallway, two generously proportioned double bedrooms, a larger than average lounge / dining room flooded with natural light, refitted kitchen and modern family bathroom. Further benefits include double glazing throughout, gas central heating, no onward chain and the additional benefit of an allocated parking space. For more information and to book your viewing, please Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax Band: A.

ENTRANCE

Entry into block through main doors with intercom system.

ENTRANCE HALL

Laminate flooring. Ample integrated storage.

BEDROOM ONE 3.10m x 4.67m (10'2" x 15'4")

Double glazed window to the rear elevation. Radiator. Laminate flooring.

BEDROOM TWO 3.44m x 2.09m (11'3" x 6'10")

Double glazed window to the side elevation. Radiator. Laminate flooring.

LOUNGE/DINING ROOM 4.45m x 4.67m (14'7" x 15'4")

Double glazed doors opening onto secure railings. Double glazed window to the side elevation. Radiator. Laminate flooring.

KITCHEN 2.29m x 2.95m (7'6" x 9'8")

Double glazed window to side elevation. Integrated cooking appliances. Gas combination boiler. Stainless steel sink with mixer taps over and drainer. Range of wall and base units with work surface over.

BATHROOM 1.70m x 2.07m (5'7" x 6'9")

Three piece bathroom suite. Radiator. Low level WC. Wash hand basin. Bath with overhead shower and fitted shower screen.

DRAFT DETAILS

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

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – TBC Review Date – TBCGround Rent: £35.00 (Combined per Month)Length of Lease: 85 years remaining on lease.This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Allocated

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

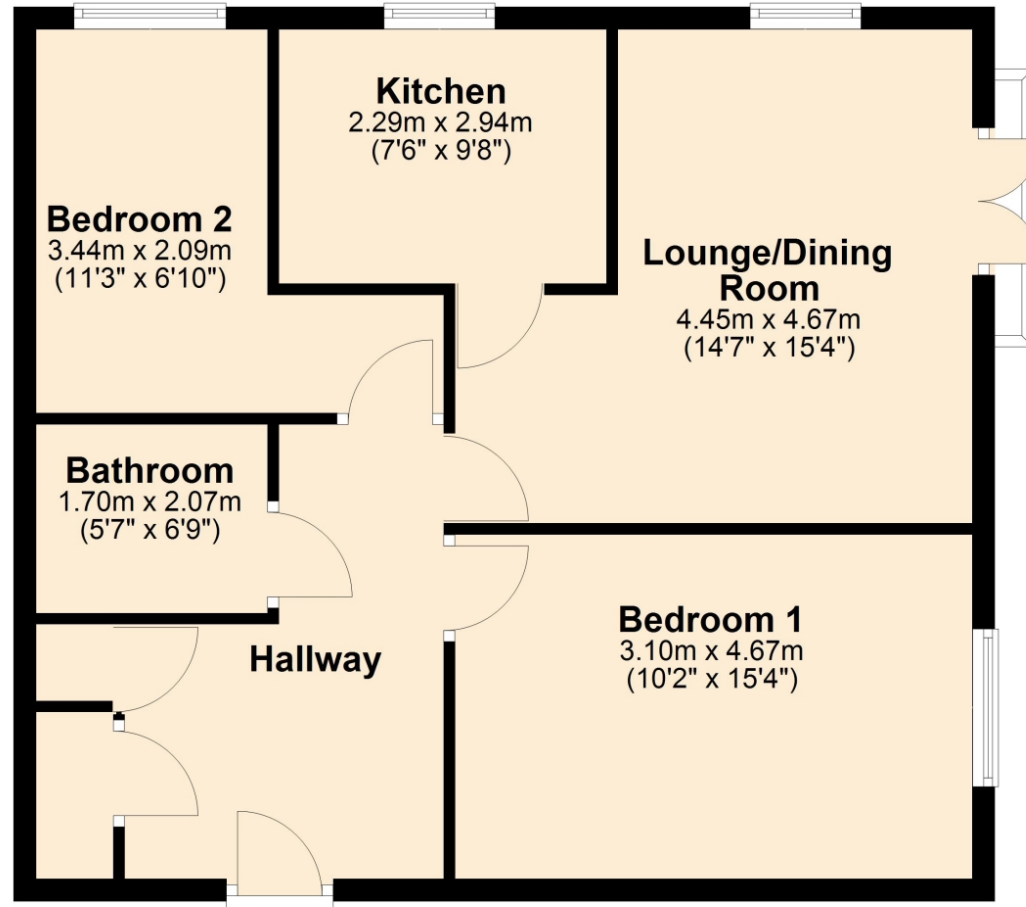
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Kingsthorpe
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk

