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# Beckets View, Bedford Road, NN1 5NJ

£160,000 Flat

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

A STYLISH TOP FLOOR FLAT situated in this purpose-built development in the central NN1 district of the town with the ?University of Northampton? and General Hospital close by as is the Cultural Quarter to include pubs and bars, cafes, eateries, theatre and film house.

## Features & Utilities

- ✓ Top Floor Flat
- ✓ Purpose Built Development
- ✓ Two Double Bedrooms
- ✓ Lounge/Dining Space
- ✓ Fitted Kitchen
- ✓ Gas Radiator Heating & Double Glazing
- ✓ Close to Hospital and University
- ✓ Highly Recommended



# Property Overview

A STYLISH TOP FLOOR FLAT situated in this purpose-built development in the central NN1 district of the town with the 'University of Northampton' and General Hospital close by as is the Cultural Quarter to include pubs and bars, cafes, eateries, theatre and film house. The development has a carpark with allocated permit parking, visitor permits and each flat having intercom access at front and rear. There is an entrance hall with storage cupboard, living/dining room, kitchen with integrated appliances, two bedrooms and a bathroom. The property also benefits from uPVC double glazing and gas fired central heating to radiators. An ideal first time or investment purchase. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE HALL

Enter via inner vestibule from communal hall. Two storage cupboards. Access to loft space. Intercom receiver. Radiator.

## LOUNGE/DINING ROOM 4.07m x 4.58m (13'4" x 15'0")

A lovely room with dual double glazed windows allowing a flow of natural light. Two radiators. Luxury wood effect flooring.

## KITCHEN 2.84m x 2.67m (9'4" x 8'9")

Double glazed window to rear elevation. Radiator. Base and wall mounted units with work surface over. Stainless steel sink unit with mixer tap and tiled splashback. Built in gas hob, electric oven and filter hood. Space for washing machine, dishwasher and fridge. Cupboard housing replacement combination boiler.

## BEDROOM ONE 3.96m x 2.67m (12'12" x 8'9")

Double glazed window to front elevation. Radiator. Luxury wood effect flooring. Fitted wardrobe.

## BEDROOM TWO 2.29m x 2.85m (7'6" x 9'4")

Double glazed window to front elevation. Radiator.

## BATHROOM

Obscure double glazed window to front elevation. Radiator. Panel bath with shower over. Low level WC. Pedestal wash hand basin. Tiled splashbacks.

## OUTSIDE

Allocated parking bay plus a number of visitors bays. This flat has a permit for a visitors bay in addition to its own permit and space.

## LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £1442.33 PA  
Review Date – January  
Ground Rent: £98.91 (x2) PA  
Length of Lease: 150 years remaining on lease from March 2003  
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 C

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 Heating

Parking – Permit Required

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

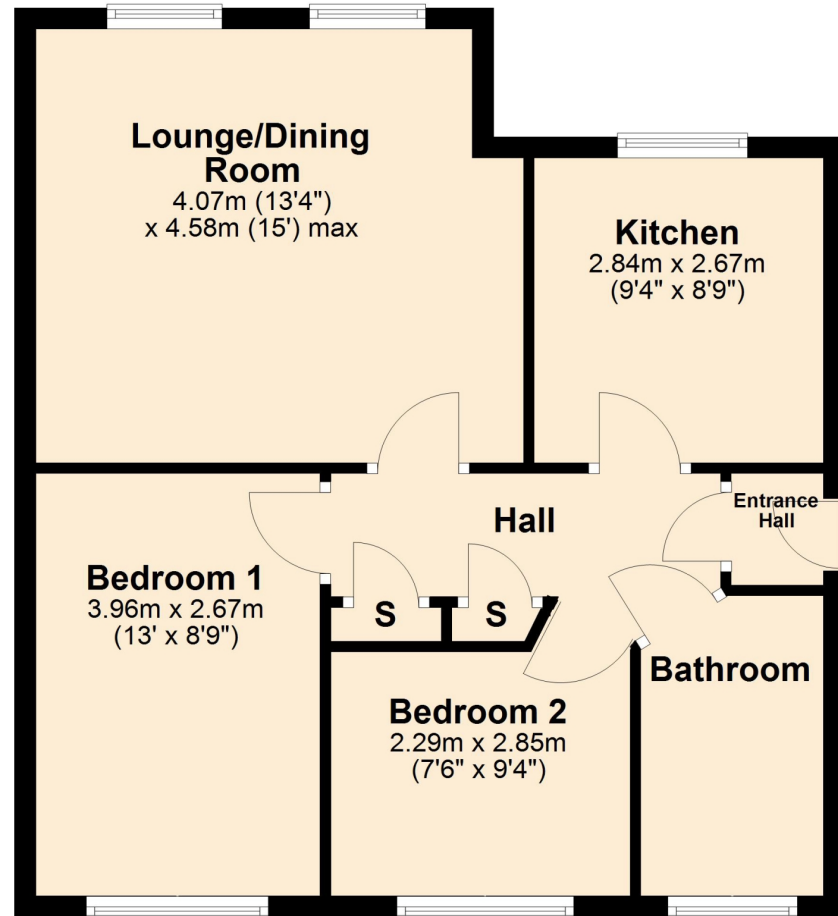
### AGENTS NOTES

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. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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