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## Beechwood Road, Duston, NN5 6JT

£140,000 Apartment



Department: Sales

Tenure: Leasehold





## Property Summary

A well presented one bedroom ground floor apartment with private entrance and allocated parking, located in a popular Duston setting. The property offers a bright lounge, fitted kitchen, double bedroom and modern bathroom.

## Features & Utilities

- ✓ Quarter Share of Freehold
- ✓ Allocated Off Road Parking
- ✓ Ideal First Time Buyer
- ✓ Heart of Duston
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ No Chain
- ✓ £40 PCM charges

# Property Overview

A well presented one bedroom ground floor apartment situated in the sought after area of Duston, offering the benefit of a private entrance and allocated parking.

The accommodation comprises spacious and light filled living room with feature fireplace, a fitted kitchen with ample worktop and storage space, and a generous double bedroom with built in storage. A modern bathroom completes the internal layout.

The property has been well maintained throughout and provides a comfortable, low maintenance home. Conveniently positioned close to local shops, transport links and amenities, this apartment is ideal for first time buyers, downsizers or investors alike.

## LEASEHOLD INFORMATION

Length of Lease: 85 year lease

£40 PCM Building Insurance charge

EPC Rating: TBC. Council Tax Band: A.

## GROUND FLOOR

### HALLWAY

### KITCHEN

### LOUNGE

### BEDROOM

### BATHROOM

## OUTSIDE

### ALLOCATED PARKING SPACE

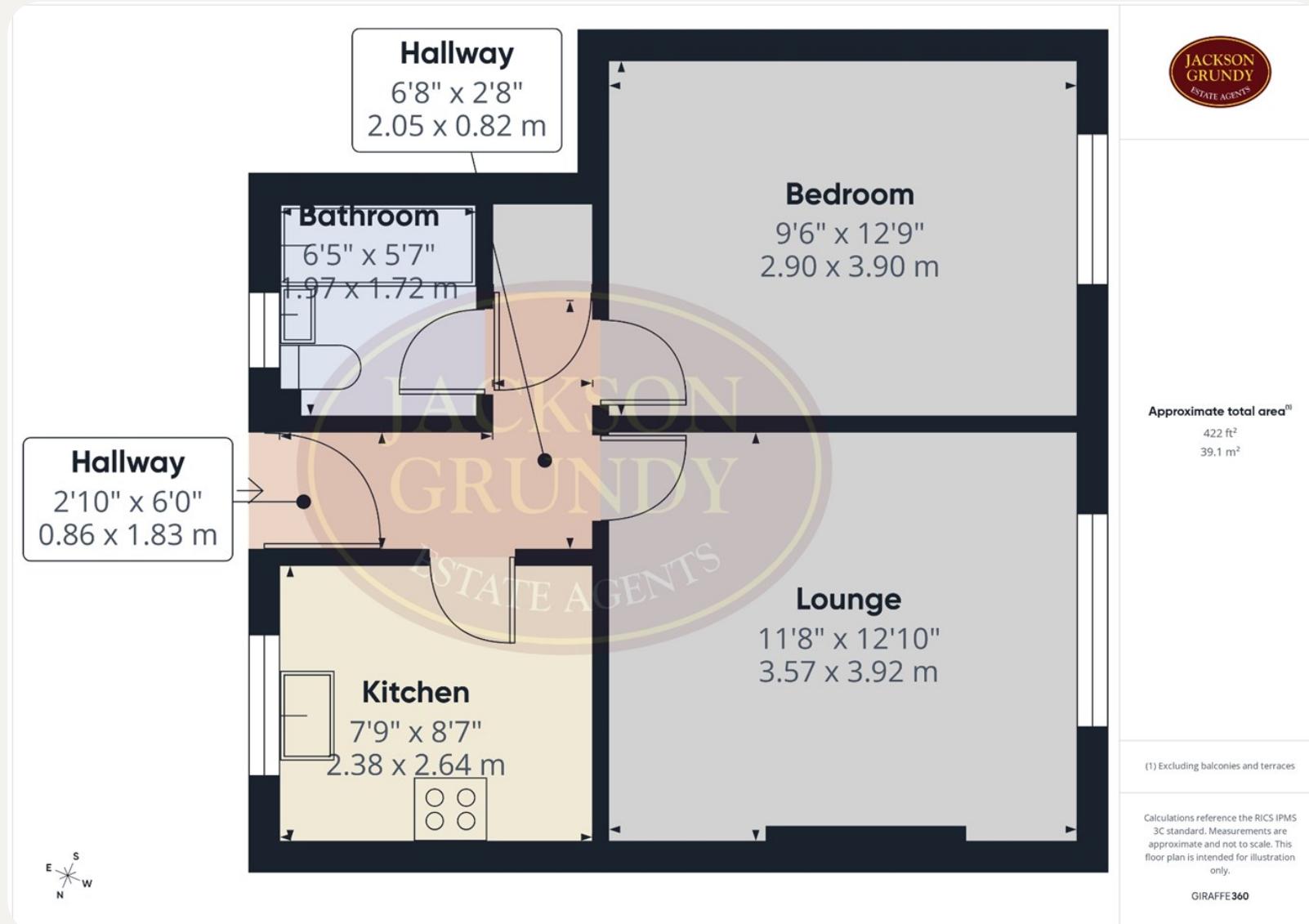
#### MATERIAL INFORMATION

Type – Apartment  
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 – 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

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## 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.

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