



www.jacksongrundy.com

Birkdale Close, Links View, NN2 7PD

£170,000 Maisonette

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

Jackson Grundy are happy to be marketing this well presented ground floor maisonette situated in a cul-de-sac in the popular Links View area.

Features & Utilities

- ✓ Ground Floor Mainsonette
- ✓ Two Bedrooms
- ✓ Two Gardens
- ✓ Quarter Share of Freehold
- ✓ Garage and Parking
- ✓ Quiet Cul-De-Sac



Property Overview

Jackson Grundy are happy to be marketing this well presented ground floor maisonette situated in a cul-de-sac in the popular Links View area. The accommodation comprises entrance hall, large living room, modern fitted kitchen, two bedrooms and shower room. There are gardens to the front and rear and a single garage situated in a nearby block. Viewing highly recommended. EPC Rating: C. Council Tax Band: A.

ENTRANCE/HALLWAY

Entrance gained via obscure uPVC double glazed door to hall. Radiator. Built in storage cupboard housing Vaillant combination boiler. Two further built in cupboards. Wood effect flooring. Doors to lounge, kitchen, bedrooms and shower room.

LOUNGE/DINING ROOM 5.56m x 3.20m (18'3" x 10'6")

uPVC double glazed French doors to rear elevation. Two radiators. Wood effect laminate flooring. Coving to ceiling.

KITCHEN 3.48m x 1.75m (11'5" x 5'9")

uPVC double glazed window to rear elevation. Radiator. Fitted kitchen with a range of base level and wall mounted cupboards with roll top work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Tiling to splash back areas. Electric single oven with four ring hob and stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer and tumble dryer. Ceramic tiled floor.

BEDROOM ONE 3.25m x 3.15m (10'8" x 10'4")

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 2.03m x 3.10m (6'8" x 10'2")

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM 1.98m x 1.65m (6'6" x 5'5")

Obscure uPVC double glazed window to side elevation. Heated towel rail. Low level WC, pedestal wash hand basin and shower cubicle with chrome fitting. Tiled to full height. Ceramic tiled floor.

OUTSIDE

FRONT GARDEN

Enclosed garden, paved with gated access.

GARAGE

Single garlage of brick construction with up and over door. Situated in a nearby block.

REAR GARDEN

Enclosed via wooden panelled fencing. Astroturf

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 – N/A Ground Rent: N/A Length of Lease: 29/9/1971 (189 years). This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Maisonette

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – C

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 – Garage
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

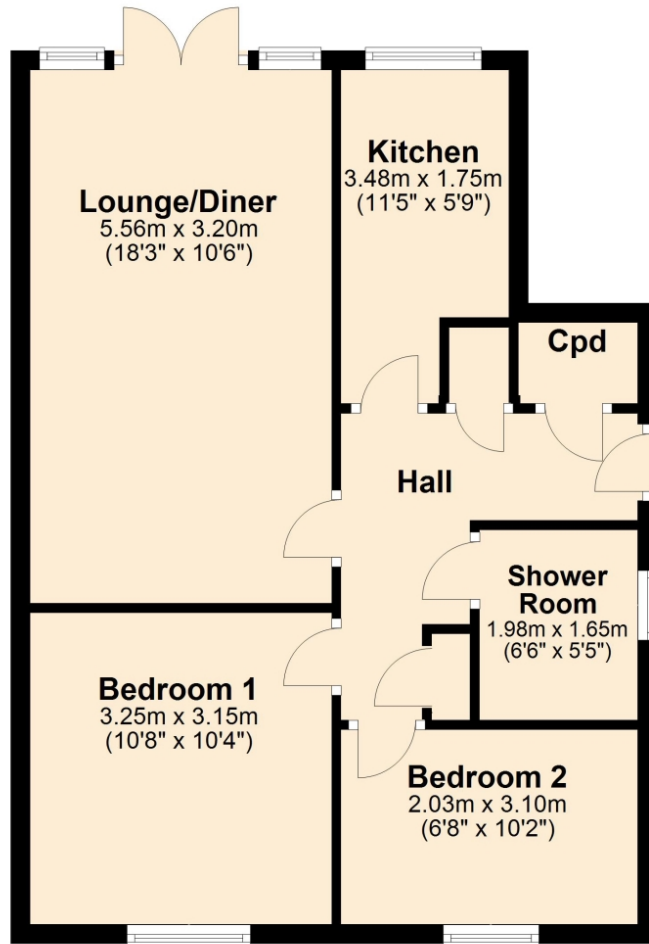
AGENTS NOTES

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. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 53.3 sq. metres (573.8 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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