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# Bloomsbury House, Guildhall Road, NN1 1DT

£150,000 Apartment



**Platinum Trusted Service Award**

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Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

A spacious fifth floor flat situated in the heart of the Town Centre in the cultural quarter with all local amenities close by.

## Features & Utilities

- ✓ Modern Top Floor Apartment
- ✓ Lovely Views
- ✓ Sitting Room Open Plan to Fitted Kitchen
- ✓ Walk on Balcony
- ✓ Under Floor Central Heating
- ✓ Bath with Shower Over
- ✓ Secure Gated Park
- ✓ No Upper Chain

# Property Overview

CULTURAL QUARTER LIVING. A spacious fifth floor flat situated in the heart of the Town Centre in the cultural quarter with all local amenities close by to include theatres, film house, pubs and bars, cafes, eateries, and everyday grocery stores. The flat is situated on the top floor with a south facing walk on balcony affording lovely views towards Delapre Park and beyond. Further benefits include double glazed windows, gas central heating and intercom receiver buzzer access. There is an open plan living space to kitchen with built in appliances, one double bedroom, and a bathroom with shower over bath. There is an allocated parking bay in the secure, gated, underground carpark. An ideal first time or investment purchase. OFFERED WITH NO CHAIN. EPC Rating: C. Council Tax Band: C.

## LOUNGE & KITCHEN 6.43m x 3.80m (21'1 x 12'6)

### LOUNGE

Full height picture windows and door onto balcony. With stunning views towards Delapre Park in the distance. Intercom receiver. Cupboard housing consumer unit and heating equipment. Heating thermostat.

### KITCHEN

Base and wall units with worktops over. Stainless steel sink unit and mixer tap. Hob and oven. Built in fridge freezer. Built in slimline dishwasher (needs replacing). Built in washing machine. Wood effect flooring.

## BEDROOM 4.40m x 2.84m (14'5 x 9'4)

High level double glazed window to side elevation. Heating thermostat.

## BATHROOM 1.91m x 2.21m (6'3 x 7'3)

Panel bath with shower over. WC. Wash hand basin. Shaver point and mirror. Radiator.

### PARKING

Parking bay number 12. In a secure underground car park with access from Guildhall Road.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Lift, Ramped Access, Wide Doorways

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 – No

## 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 – £250.00 pcm

Review Date – January 2025

Ground Rent: £150 pa

Review Date: 31st December 2032

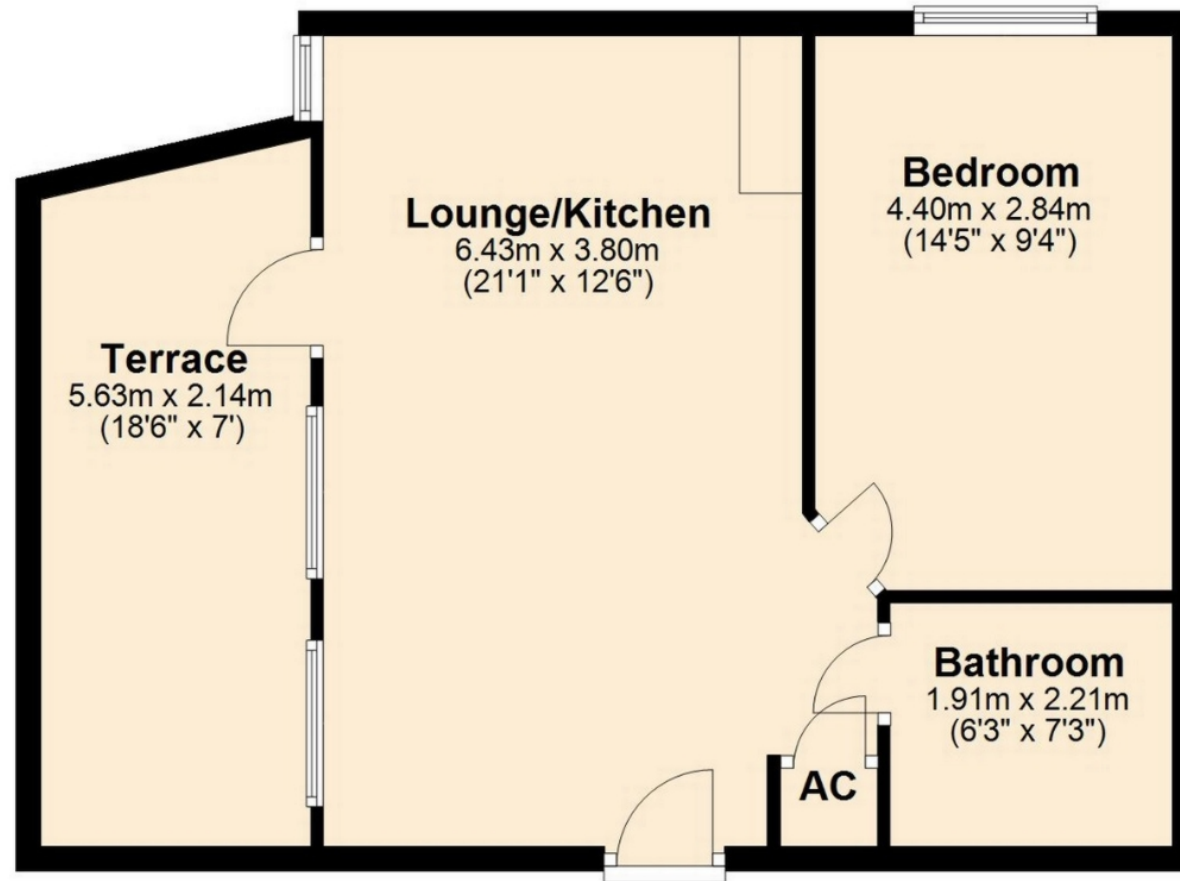
Length of Lease: 999 years from 1st January 2007.

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

# Floorplan

## Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 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](http://www.jacksongrundy.com)

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