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Brampton Cottages, Brampton Valley Lane, Chapel Brampton, NN6 8GA

£200,000 Bungalow



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Long Buckby
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Property Summary

A smart modern bungalow situated on the edge of Northampton within a retirement village for the over 55's. The property has a large hall, lounge / dining room, kitchen / breakfast room with built in appliances, two double bedrooms and a wet room.

Features & Utilities

- ✓ Bungalow
- ✓ Over 55's Development
- ✓ Two Double Bedrooms
- ✓ West Facing Garden Space
- ✓ Parking Space
- ✓ Kitchen / Breakfast Room
- ✓ Lounge / Dining Room
- ✓ Very Good Condition
- ✓ On Site Facilities
- ✓ No Onward Chain

Property Overview

A smart modern bungalow situated on the edge of Northampton within a retirement village for the over 55's. The property has a large hall, lounge / dining room, kitchen / breakfast room with built in appliances, two double bedrooms and a wet room. There is a parking space and west facing garden with west facing views over countryside. On site facilities include a communal room, cinema room, library and hair salon. The service charge includes garden maintenance and window cleaning plus there are staff on site to assist. The property has uPVC double glazing, electric heating and is offered for sale with no chain. EPC rating C. Council Tax Band D.

ENTRANCE HALL

Entrance via front door. Radiator. Access to loft storage space. Airing cupboard.

LOUNGE / DINING ROOM 6.06m x 3.80m (19'11 x 12'6)

Window to front elevation. Radiator. Fireplace. Double door to rear elevation.

KITCHEN / BREAKFAST ROOM 3.20m x 3.20m (10'6 x 10'6)

Windows and door to rear elevation. Fitted with a range of wall, base and drawer units with granite work tops. Integrated fridge, freezer, dishwasher and washing machine. Built in oven, microwave, hob and extractor hood. One and a half bowl stainless steel sink unit. Tiled splash backs. Tiled floor.

BEDROOM ONE 4.22m x 3.30m (13'10 x 10'10)

Two windows to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.41m x 3.35m (11'2 x 11'0)

Window to front elevation. Radiator.

WET ROOM

Window to front elevation. Chrome heated towel rail. Suite comprising shower and screen, WC and wash hand basin.

OUTSIDE

FRONT GARDEN

Small lawn.

REAR GARDEN

Patio area and small lawn with west facing views over countryside.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – None

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 – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – Allocated

Accessibility – Ask Agent

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 – Ask Agent

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 – £4200 per annum

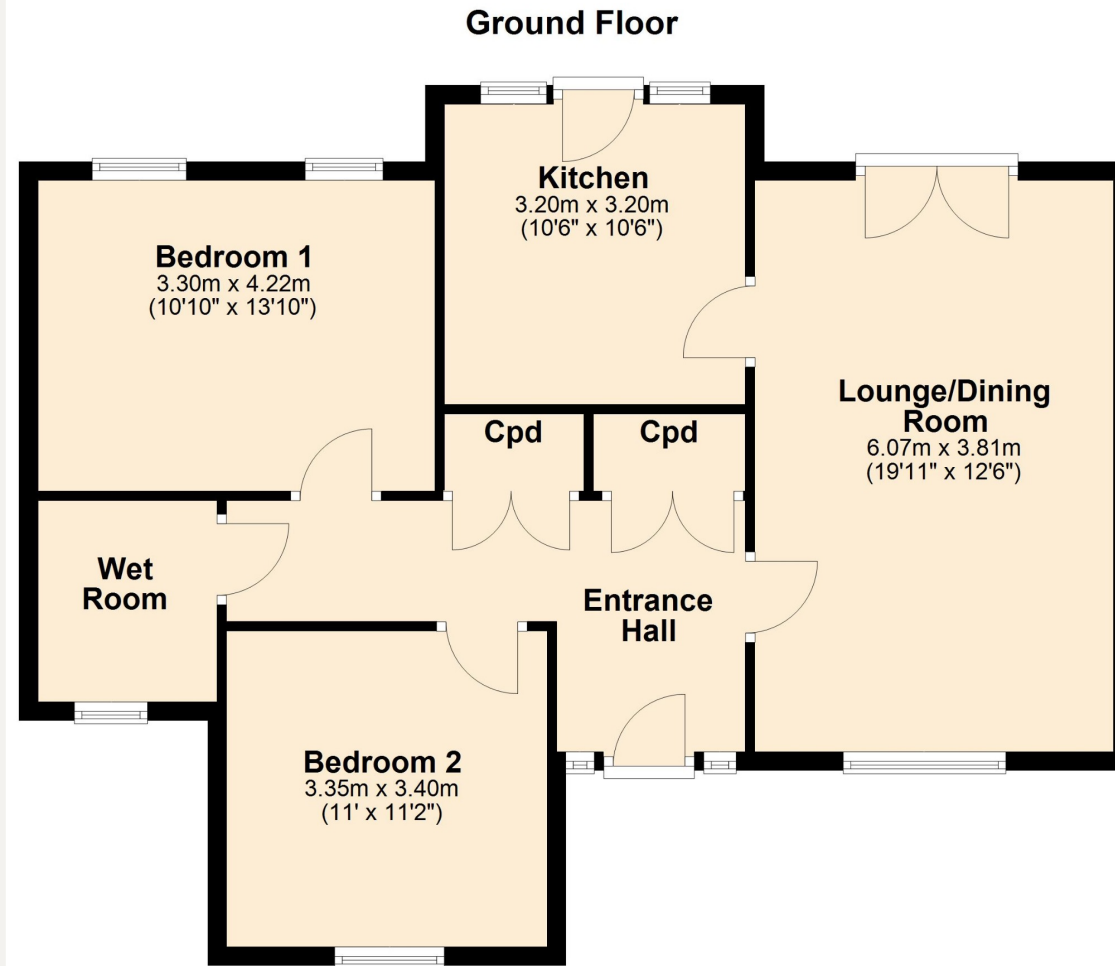
Review Date – TBC

Ground Rent: £155 per annum

Length of Lease: 282years remaining on lease.

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

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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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