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

£220,000 Bungalow

2 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

A well appointed two bedroom bungalow situated on the edge of Northampton within a retirement village for the over 55's. It has a large hall, lounge, kitchen-breakfast room, two bedrooms, en-suite wet room and bathroom. There is parking, a maintained garden and countryside views,

Features & Utilities

- ✓ Bungalow
- ✓ Over 55's
- ✓ Access To Onsite Staff
- ✓ Communal Room & Garden
- ✓ West Facing Views
- ✓ Two Bedrooms
- ✓ Bathroom & Wet Room
- ✓ Parking
- ✓ Garden
- ✓ No Onward Chain

Property Overview

A well appointed two bedroom bungalow situated on the edge of Northampton within a retirement village for the over 55's. It has a large hall, lounge, kitchen-breakfast room, two bedrooms, en-suite wet room and bathroom. There is parking, a maintained garden and countryside views, plus the use of communal facilities. EPC Rating C. Council Tax Band D.

ENTRANCE HALL

Space for furniture. Airing cupboard. Access to loft space. Radiator.

LOUNGE 4.11m x 3.78m (13'6 x 12'5)

Fireplace with electric fire. Radiator. Double doors to rear elevation.

KITCHEN/BREAKFAST ROOM 3.05m x 3.43m (10' x 11'3)

Range of wall and base level units with granite work tops over. Fully integrated dishwasher, washing machine and fridge/freezer. Built in oven, microwave, hob and extractor. One and a half bowl sink and drainer unit with mixer tap over. Tiling to splash back areas. Tiled flooring. Radiator. Door to rear elevation.

BEDROOM ONE 2.87m x 3.89m (9'5 x 12'9)

Built in wardrobe. Window to front elevation. Radiator.

EN-SUITE WET ROOM 2.13m x 1.83m (7' x 6')

Shower. WC and wash hand basin. Chrome heated towel rail. Fully tiled walls. Tiled flooring. Window to front elevation.

BEDROOM TWO 2.57m x 3.89m (8'5 x 12'9)

Window to rear elevation. Radiator.

BATHROOM 2.03m x 2.62m (6'8 x 8'7)

Suite comprising of bath and shower, low level WC and wash hand basin. Chrome heated towel rail. Fully tiled walls. Tiled flooring. Window to front elevation.

REAR GARDEN

Patio and lawns maintained by contractors. There is a lovely west facing view across fields.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – No

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 – 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 – £155 pa

Review Date – TBC

Ground Rent: £4200 pa including water charges.

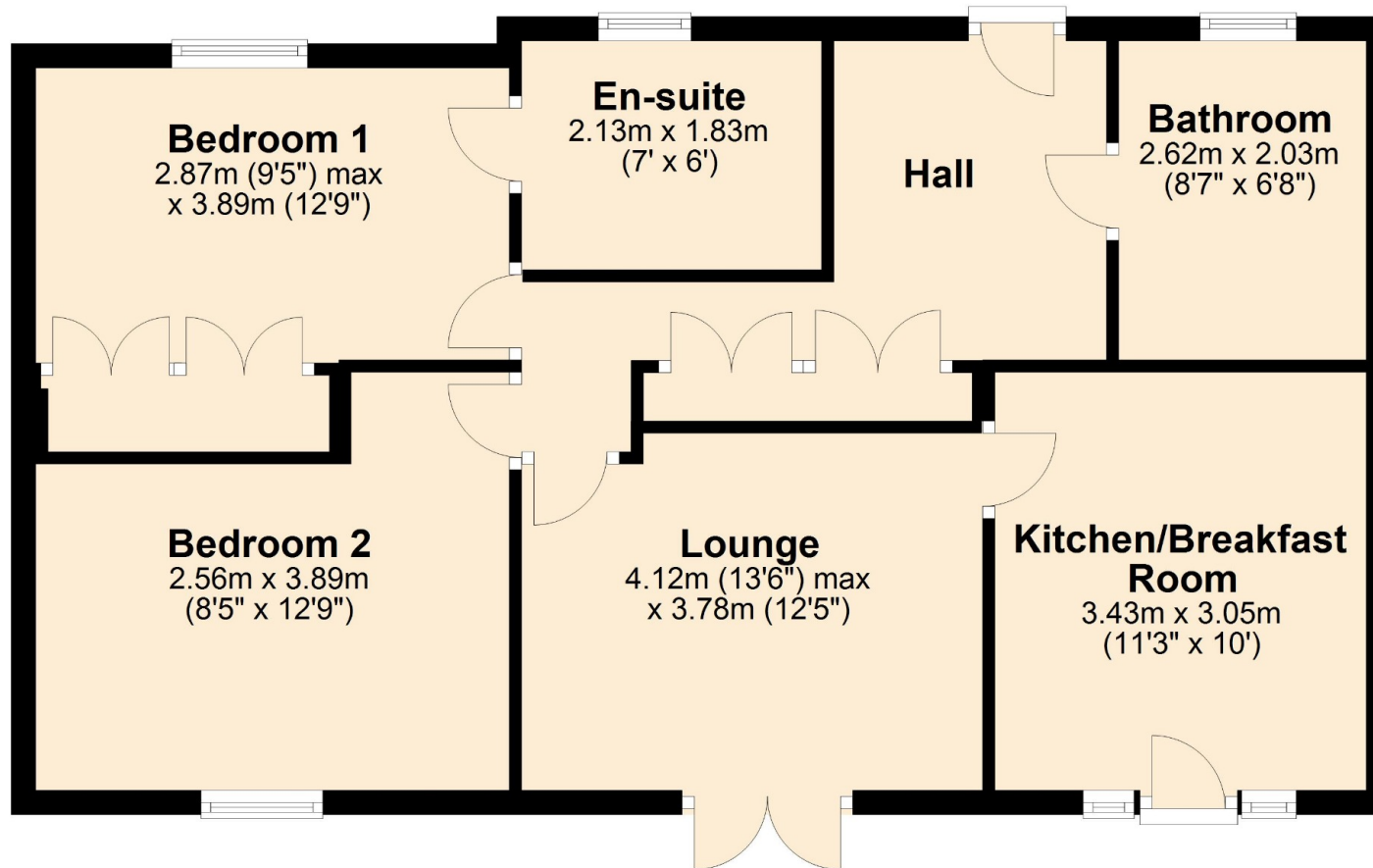
Length of Lease: 282 years remaining on lease.

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

Floorplan

Ground Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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