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# Castle Avenue, Duston, NN5 6JZ

£110,000 Apartment



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are pleased to welcome to the market this one bedroom first floor flat.

## Features & Utilities

- ✓ Garage
- ✓ One Bedroom First Floor Apartment
- ✓ Communal Areas
- ✓ Gas Central Heating & Double Glazing
- ✓ NO ONWARD CHAIN
- ✓ Ideal First Time Buy or Investment

# Property Overview

Jackson Grundy are pleased to welcome to the market this one bedroom first floor flat. Consisting of entrance hall, bathroom, lounge, double bedroom and kitchen. Further benefits include double glazing and gas central heating. EPC Rating: C. Council Tax Band: A.

## ENTRANCE HALL

Three Storage Cupboards. Doors adjoining.

## BATHROOM 1.83m x 1.88m (6' x 6'2")

Obscure double glazed window to front elevation. Pedestal wash hand basin. WC. Panel bath with mixer tap. Heated towel rail. Tiled splashbacks.

## BEDROOM 4.47m x 2.45m (14'8" x 8')

Double glazed window to rear elevation. Radiator.

## LOUNGE/DINING 5.57m x 3.06m (18'3" x 10')

Double glazed window to rear elevation. Radiator. Door to kitchen:

## KITCHEN 1.89m x 3.06m (6'2" x 10')

Double glazed window to front elevation. Wall mounted and base units. Gas hob and oven. Stainless steel sink with mixer tap over. Washing machine. Tiled splashbacks.

## OUTSIDE

## COMMUNAL AREAS

Lawns to front and back.

## GARAGE

In a block.

## DRAFT DETAILS

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

## LEASEHOLD INFORMATION

Service & Ground Rent Charge – £905 pa Review Date – TBC Length of Lease: 30 April 1982 Term: 99 years from 25 December 1981. This information would need to be verified by your chosen legal representative.

## MATERIAL INFORMATION

Type – Apartment

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 – Parking, Communal, 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

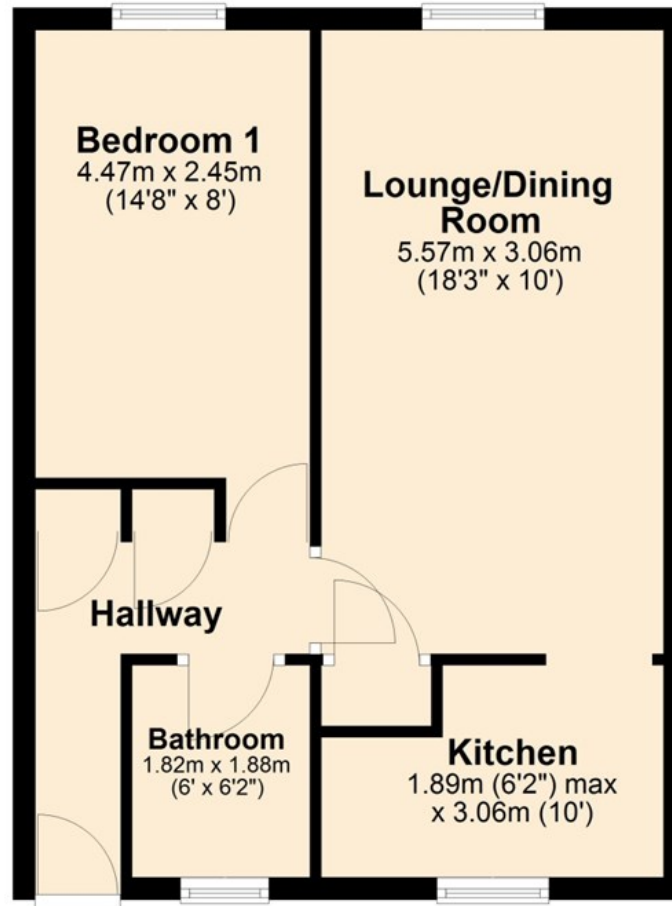
### AGENTS NOTES

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

## Floor Plan

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 42.4 sq. metres (456.5 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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