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# Churchill Avenue, Boothville, NN3 6PF

£130,000 Flat



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

Email Us [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)







## Property Summary

An immaculate one bedroom ground floor flat which is accessed by its own front door in Boothville close to local amenities. The property benefits from a long lease, low service charges and comes with no onward chain.

## Features & Utilities

- ✓ Immaculate Condition
- ✓ Refitted Shower Room
- ✓ Refitted Kitchen
- ✓ Own Entrance
- ✓ Field Views
- ✓ Great Location
- ✓ Combination Boiler
- ✓ uPVC Double Glazing
- ✓ Close to Bus Stop
- ✓ No Chain

# Property Overview

An immaculate one bedroom ground floor flat which is accessed by its own front door. The property benefits from a long lease, low service charges and comes with no onward chain. The property accommodation comprises entrance hall with modern floorings, a large master bedroom, refitted shower room, modern kitchen and a good size lounge over looking a green area. The property comes with uPVC double glazed windows and a combination boiler. EPC Rating: TBC. Council Tax Band: A.

## ENTRANCE

Enter via composite door. Modern laminate flooring. Two storage cupboards. Doors to:

## BEDROOM ONE 2.92m x 3.78m (9'7" x 12'5")

uPVC double glazed window to side elevation. Radiator. Space for large bedroom furniture.

## LOUNGE 3.57m x 3.78m (11'9" x 12'5")

uPVC double glazed window to rear garden. Radiator.

## KITCHEN 2.42m x 2.90m (7'11" x 9'6")

Wall mounted and base units with worktops over. Space for fridge freezer and washing machine with built in oven, hob and extractor over. Stainless steel sink with mixer tap over. Tiled flooring and splashbacks.

## SHOWER ROOM 1.96m x 1.80m (6'5" x 5'11")

Obscure uPVC double glazed window to side elevation. Walk in shower. Low level WC and wash hand basin. Tiled splashbacks.

## OUTSIDE

Bin store and communal gardens.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – On Street

EV Charging – Ask Agent

Accessibility – Level access, Lateral Living

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

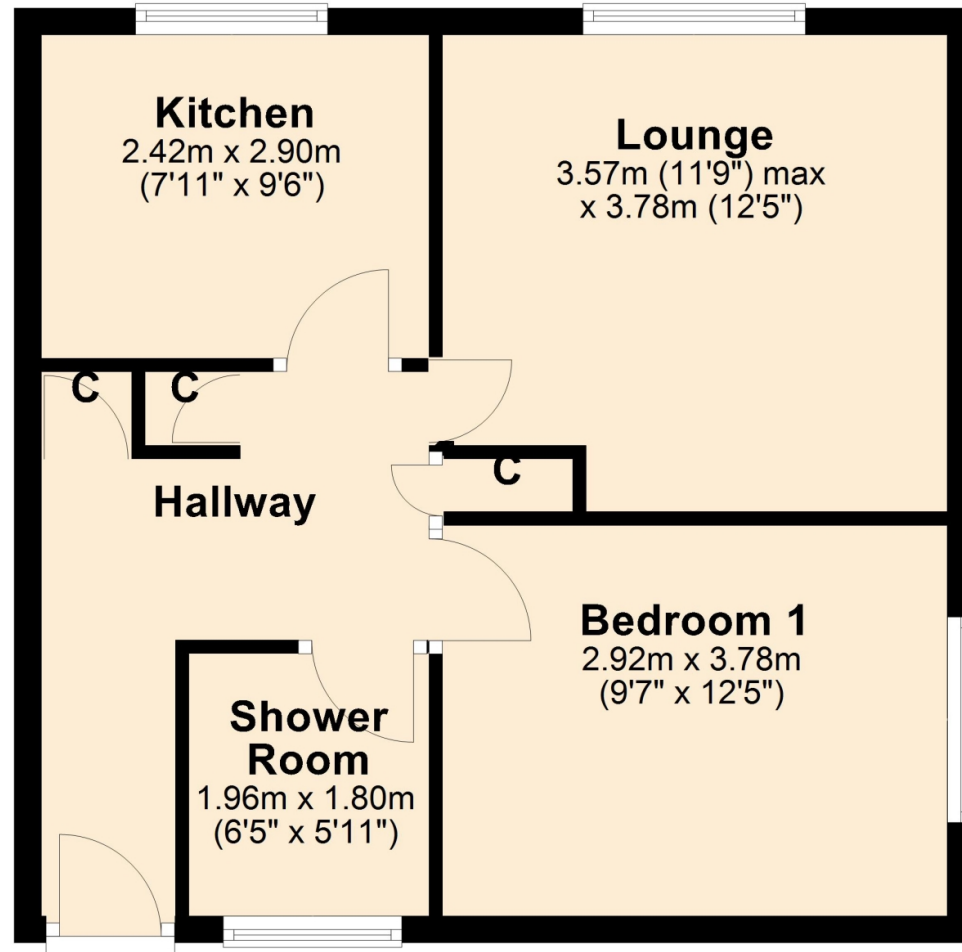
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending



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







# 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152