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# Colwyn Road, Northampton, NNI 3PU

£110,000 Flat



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk



## Property Summary

\*One Third Share of Freehold\* Jackson Grundy are pleased to market this upper floor apartment, representing an excellent first time purchase or investment opportunity, situated within the central NN1 district. The property is conveniently located close to Northampton town centre and a wide range of local amenities, while backing directly onto the town's historic Racecourse, offering pleasant outlooks and a desirable setting.

The apartment is accessed via a communal entrance door and staircase leading to the main accommodation. Upon entry, the entrance hall provides stairs rising to the upper floor and useful understairs storage with hanging space for coats.

The landing features carpeted flooring, a radiator, loft access and doors leading to the living area, bedroom and bathroom.

The open plan living room and kitchen enjoys a double glazed uPVC window with views over the Racecourse, exposed beams, panelled flooring and spotlighting. There is also an airing cupboard housing the gas boiler.

The kitchen area is fitted with wall and base units with work surfaces over, a breakfast bar, tiled splashbacks, a one bowl sink with stainless steel mixer tap, built in oven and hob, and space for a washing machine and fridge. Additional features include tiled flooring, a radiator and spotlights.

The bedroom benefits from carpeted flooring, a radiator and two Velux windows allowing for ample natural light.

The bathroom is fitted with a four piece suite comprising bath, separate shower, low level WC and pedestal wash hand basin, complemented by part tiled walls, tiled flooring and a radiator.

Further benefits include gas central heating, NO ONWARD CHAIN, EPC Rating: D and Council Tax Band: A.

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## LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £30 pcm

Review Date - N/A

Ground Rent: N/A

Length of Lease: 125 years as of 1993.

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





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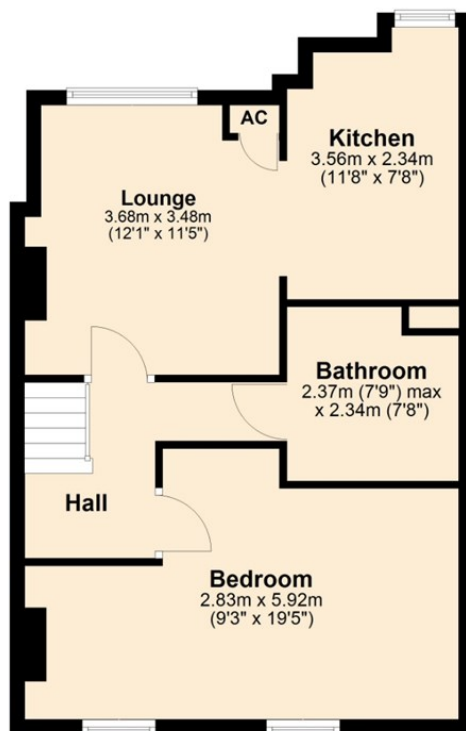
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# Floorplan

## Floor Plan

Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 50.8 sq. metres (547.2 sq. feet)

## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd

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