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Dallington Park Road, Dallington, Northampton, NN5 7AA

£300,000 - Guide Price Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Share of Freehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

SELF CONTAINED GARDEN FLAT. Jackson Grundy is delighted to bring to the market this spacious and airy ground floor flat set within the Grade II listed Georgian mansion house previously owned by the Spencer family.

Features & Utilities

- ✓ Self-Contained Garden Flat
- ✓ Character & Charm
- ✓ Gas Central Heating
- ✓ Two Bedrooms (Main Bedroom En-suite)
- ✓ Large Lounge
- ✓ Delightful Communal Gardens
- ✓ Allocated Parking
- ✓ Share of the Freehold
- ✓ Highly Recommended

Property Overview

SELF CONTAINED GARDEN FLAT. Jackson Grundy is delighted to bring to the market this spacious and airy ground floor flat set within the Grade II listed Georgian mansion house previously owned by the Spencer family. Dallington Hall is situated in one of the town's more highly regarded addresses adjoining Dallington park yet located just a mile from the railway station and well served with amenities nearby. The property retains charm and character with accommodation comprising welcoming entrance hall, fitted kitchen, sitting room with dual aspect windows, inner split-level hall serving a stunning master bedroom with vaulted ceiling and stylish ensuite bathroom, second bedroom and a shower room. This property has allocated parking with further visitor parking areas by the main gated entrance. The flat also has an entrance door from the rear hall accessed from the pretty communal courtyard which in turn give access to the main gardens. VIEWING ESSENTIAL TO APPRECIATE FULLY. EPC Rating: D. Council Tax Band: D

ENTRANCE

Timber and glazed entrance door. Vertical radiator. Single glazed window to front elevation.

KITCHEN 2.40m x 2.69m (7'10 x 12'1)

Sash window to rear elevation with deep display sill. Radiator. Wall and base units with work surfaces. Butler style sink with mixer tap and tiling to splash back area. Built in electric hob, double electric oven and filter hood canopy. Built in dishwasher. Built in fridge/freezer. Cupboard housing boiler.

SITTING ROOM 3.68m x 6.07m (12'1 x 19'11)

Secondary glazed window to front elevation. Sash window to rear elevation and deep display sill. Feature fireplace. Ornate plaster mouldings and cornice. Two radiators with covers. Wall light points.

INNER HALL

Storage cupboard. Radiator with cover. Door to rear courtyard garden. Further radiator. Ceiling cornice.

BEDROOM ONE 6.05m x 5.03m (19'10 x 16'6)

Secondary glazed sash window to front elevation. Radiator with cover. Built in bank of wardrobes. Airing cupboard with radiator. Feature vaulted ceiling.

EN-SUITE 2.28m x 2.79m (7'6 x 9'1)

Chrome ladder style radiator. Suite comprising roll top bath on ball and claw feet, bidet, low level WC and pedestal wash hand basin. Tiled walls and

floor. Extractor fan.

BEDROOM TWO 3.08m x 2.36m (10'1 x 7'9)

Secondary glazed sash window to front elevation. Radiator. Built in wardrobes. Wood laminate flooring.

SHOWER ROOM

Chrome ladder style radiator. Suite comprising tiled shower cubicle, low level WC and wash hand basin in vanity unit. Tiling to dado height. Shaver point.

OUTSIDE

Electric double gates open into the grounds. There is allocated parking and visitors parking areas off of the gravelled driveway. To the south side is a pretty communal paved and walled courtyard with steps up to a secluded mature lawned garden.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Gas radiators

Parking – Allocated

Accessibility – N/a

Right of Way – No

Restrictions – Grade II Listed

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

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: –

1/11th Share of freehold

Service Charge – £4110.94 pa

Review Date – July

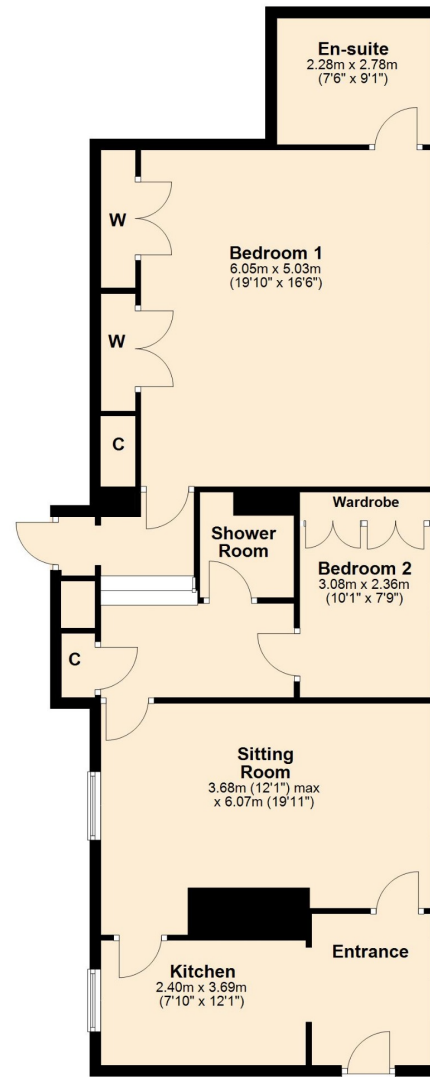
Ground Rent: N/a

Length of Lease: 999 year lease from 2014

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

Floorplan

Floor Plan





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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