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# Derngate, Northampton, NN1 ITY

£150,000 Flat



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

Jackson Grundy are delighted to market this one bedroom duplex apartment in the ever popular Derngate Lofts in the heart of Northampton town.

## Features & Utilities

- ✓ Duplex Apartment
- ✓ Living Room with Open Plan Kitchen
- ✓ Kitchen with Built-In Appliances
- ✓ Enclosed Garden
- ✓ Close to Train Station
- ✓ Highly Recommended



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# Property Overview

Jackson Grundy are delighted to market this one bedroom duplex apartment in the ever popular Derngate Lofts in the heart of Northampton town. Set within the theatre district with bars, restaurants and shops just a stones throw away, this property would be a perfect first time buy or investment opportunity. In brief the accommodation comprises of a modern open plan living kitchen area to the ground floor and a generous size bedroom and shower room to the first floor. The property has been well maintained by its current owner and has electric heating throughout. EPC Rating: C. Council Tax Band: B

## KITCHEN/LOUNGE/DINING ROOM 6.32m x 2.94m (20'8" x 9'7")

uPVC obscure double glazed entrance door. uPVC double glazed window to front elevation. Staircase rising to first floor landing. The kitchen area is fitted with a range of wall and base units with roll top work surfaces over. Inset stainless steel sink and drainer with mixer tap. Integrated dishwasher, fridge, freezer, washing machine, electric oven and hob with extractor over. Island with roll top work surface and space for bar stalls. Spotlights to ceiling.

## LANDING

Doors to:

## BEDROOM 4.64m x 2.94m (15'2" x 9'7")

uPVC double glazed window to front elevation. Electric heater. Cupboard. Spotlights to ceiling.

## SHOWER ROOM

Electric heated towel rail. Suite comprising WC, wash hand basin set in vanity unit with stainless steel mixer tap and shower cubicle with electric shower. Tiling to splash back areas. Extractor fan. Spotlights to ceiling.

## OUTSIDE

## FRONT GARDEN

The front is laid to artificial lawn and enclosed by timber picket fence.

## LEASEHOLD INFORMATION

We have been advised of the following: -Ground Rent/Service Charge – £1790 pa  
Review Date – September  
Length of Lease: 120 years remaining on lease.  
This information would need to be verified by your chosen legal representative.

## 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 B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – No Parking Available

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

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

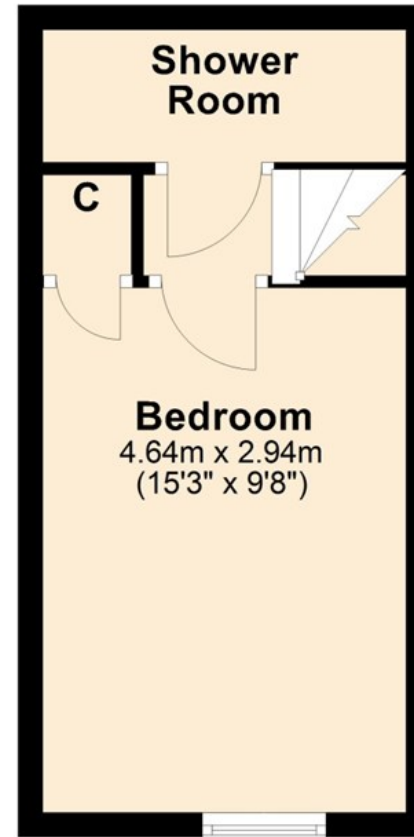
## Ground Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



## First Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 37.2 sq. metres (399.9 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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