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# Derngate, Northampton, NN1 ITY

£165,000 Apartment



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

**CULTURAL QUARTER LIVING.** This spacious duplex apartment is located in the heart of the town's vibrant Cultural Quarter, close to theatres, cinemas, pubs, cafes, restaurants, and grocery stores.

## Features & Utilities

- ✓ Modern Apartment
- ✓ Mezzanine Bedrooms
- ✓ Balcony
- ✓ Cultural Quarter
- ✓ Allocated Underground Parking
- ✓ Highly Recommended



# Property Overview

CULTURAL QUARTER LIVING. This spacious duplex apartment is located in the heart of the town's vibrant Cultural Quarter, close to theatres, cinemas, pubs, cafes, restaurants, and grocery stores. The ground floor features an open-plan kitchen/living area with fitted appliances and access to a balcony with fantastic views. Upstairs you have a mezzanine double bedroom with access to a plus a modern shower room with W/C. Additional highlights include large windows, secure intercom entry and allocated underground parking. The property is an ideal choice for first-time buyers or investors. EPC Rating: D. Council Tax Band: B

## ENTRANCE HALL

Security intercom entry system. Entrance via uPVC door. Laminate flooring. Wall mounted electric heater with timer option. Opens into:

## KITCHEN/LIVING AREA 7.82m x 3.31m (25'8 x 10'10)

### Living Area

French doors leading to a balcony with floor to ceiling windows. Wood laminate flooring throughout. Wall mounted electric heater with timer option. Inset ceiling lights.

### Kitchen Area

Open plan with living room. Light grey wall and base units with work surfaces over and splash back tiling. Stainless steel sink and drainer with mixer tap. Integrated electric hob, oven and filter hood, slimline dishwasher and washing machine. Stairs up to:

## BEDROOM 3.90m x 3.31m (12'10 x 10'10)

Bespoke electric blinds for all windows. Generously sized mezzanine double bedroom. Electric wall mounted heater with timer option. Carpeted.

## SHOWER ROOM 2.77m x 1.38m (9'1 x 4'6)

Fitted with a three-piece suite comprising low level WC, floating vanity sink unit and a double shower cubicle with electric shower over. Tiled splash backs and floors. Electric towel radiator.

## OUTSIDE

### BALCONY

Access via doors from living room to a private decked balcony with views over Northampton.

### PARKING

One allocated underground parking space.

### MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Not 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 – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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: –

Service Charge – £1644.88 pa

Review Date – TBC

Ground Rent: £165 pa

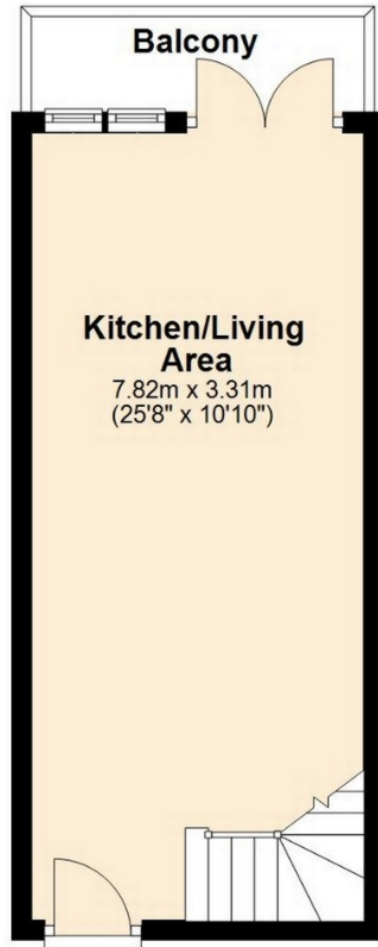
Length of Lease: 119 Years Remaining

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

# Floorplan

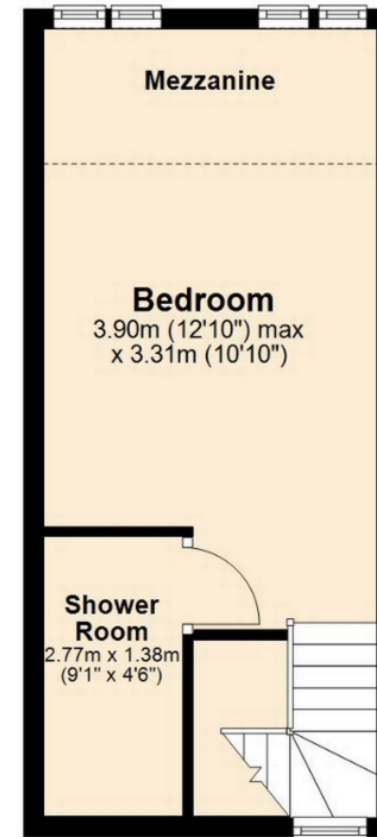
## Floor Plan

Approx. 25.9 sq. metres (278.4 sq. feet)



## Floor Plan

Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 44.9 sq. metres (483.2 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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