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# Duke Street, The Mounts, NN1 3BA

£220,000 Apartment

2 1 1



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton

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

Call Us 01604 633122

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## Property Summary

Modern duplex apartment with lift access, two double bedrooms and an additional side room ideal for use as a home office, dressing room or nursery space. Further benefits include open plan living/kitchen/dining accommodation, underfloor heating, a generous garden terrace and electrically operated access to gated ground level off road parking.

The accommodation comprises entrance hall with stairs rising to the upper floor, a door to the WC and access into the open plan lounge/dining/kitchen area. The kitchen is fitted with a range of wall and base units with work surfaces over, a one bowl sink with mixer tap, built-in oven and hob, and spaces for a dishwasher, fridge and washing machine. The kitchen area has wood effect flooring, while the lounge/dining area is carpeted and benefits from sliding doors leading out to the terrace. There is also useful understairs storage. The WC is fitted with a low level WC, wash hand basin and double glazed window.

The landing provides access to two bedrooms, the bathroom, a storage cupboard and an additional side room, ideal as a home office, dressing room or nursery. Bedroom one has a double glazed window and access to the additional room. Bedroom two also benefits from a double glazed window. The bathroom is fitted with two wash hand basins, a double shower, low level WC, heated towel rail, laminate flooring and tiling to the splashback areas.

Outside, the property enjoys a generous garden terrace together with gated allocated off road parking accessed via electrically operated gates.

EPC Rating: C. Council Tax Band: D

### LEASEHOLD INFORMATION

We have been advised of the following:  
999 Year Lease From 2001

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



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# Floorplan



## 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)

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