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East Park Parade, Kingsley, NN1 4LB

£180,000 - Offers Over Flat



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Abington

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Property Summary

A fantastic opportunity to acquire this immaculate ground floor apartment, located directly opposite the Racecourse in Northampton. With character features such as high ceilings, open fireplaces, coving and mosaic tiling to the hallway.

Features & Utilities

- ✓ One Bedroom Ground Floor Apartment
- ✓ Character Features
- ✓ Immaculate Condition
- ✓ Open Fireplace
- ✓ Sash Windows
- ✓ New Gas Boiler
- ✓ Private Garden Space
- ✓ Off Road Parking
- ✓ Share Of Freehold
- ✓ 999 Year Lease from 2020

Property Overview

A fantastic opportunity to acquire this immaculate ground floor apartment, located directly opposite the Racecourse in Northampton. With character features such as high ceilings, open fireplaces, coving and mosaic tiling to the hallway. The accommodation comprises entrance hall, lounge with large windows that fill the room with natural light, refurbished bathroom suite, bedroom with fitted wardrobes and a kitchen/breakfast room which has access to the garden. Further benefits include a brand new boiler which is under warranty, off road parking and a share of the freehold. Please call 01604 231111 to arrange a viewing. EPC Rating: D. Council Tax Band: B

HALL

Solid timber entrance door. Feature wall panelling. Mosaic tiling. Radiator. Thermostat. Storage cupboard. Doors to:

LOUNGE 5.50m x 4.62m (18'1" x 15'2")

Original sash window with secondary glazing. Picture rail. Feature coving. Built in shelving. Open fireplace with cast iron surround.

KITCHEN 5.11m x 3.12m (16'9" x 10'3")

Original sash windows to rear and side elevations with secondary glazing. Timber door with glazed panel to garden. A range of wall and base units with work surfaces over. Space for white goods including Range cooker, fridge, freezer, dishwasher and washing machine. Stainless steel sink and drainer. Radiator. Feature panelling.

BEDROOM 4.07m x 3.18m (13'4" x 10'5")

Single glazed window to rear elevation. Radiator. Picture rail. Feature coving. Ceiling rose. Built in wardrobes.

BATHROOM

Heated towel rail. Three piece suite comprising panelled bath with shower over, low level WC and vanity wash hand basin. Feature coving.

OUTSIDE

REAR GARDEN

Enclosed by brick wall. Large gravelled area. Parking for one vehicle. Timber shed.

LEASEHOLD INFORMATION

We have been advised of the following: -Share of freehold.Service Charge – N/aGround Rent: £N/aLength of Lease: 999 year lease from 2020This 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 – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Allocated

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

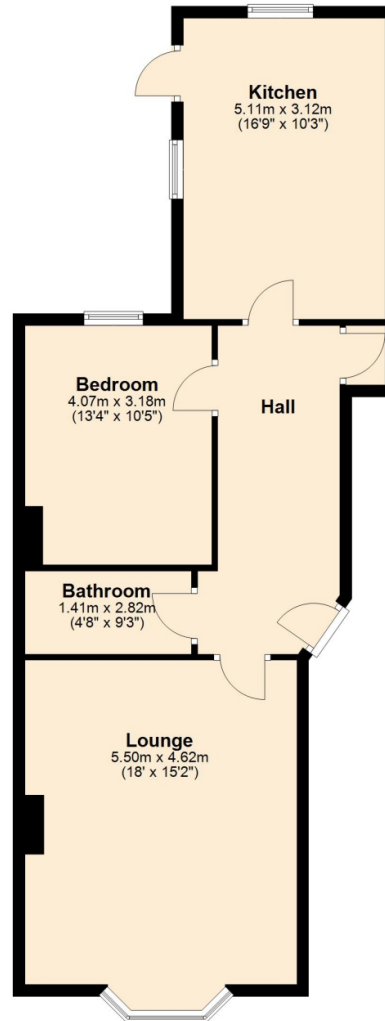
AGENTS NOTES

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. 72.6 sq. metres (781.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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