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East Park Parade, Kingsley, NN1 4LB

£210,000 Flat

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

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Property Summary

A characterful three bedroom apartment, located directly opposite the Racecourse in Northampton. This first floor apartment offers fantastic living space with the benefit of having its own garden space along with a single garage.

Features & Utilities

- ✓ Three Bedroom Apartment
- ✓ Character Features
- ✓ Fantastic Living Space
- ✓ Well Proportioned Bedrooms
- ✓ Modern Bathroom
- ✓ Gas Radiator Heating
- ✓ Opposite Parkland
- ✓ Single Garage
- ✓ Private Rear Garden
- ✓ No Chain

Property Overview

A characterful three bedroom apartment, located directly opposite the Racecourse in Northampton. This first floor apartment offers fantastic living space with the benefit of having its own garden space along with a single garage. The accommodation comprises entrance hall, lounge, kitchen, family bathroom and three well proportioned bedrooms. This property is offered to the market with no onward chain. Please call 01604 231111 to arrange an appointment and avoid disappointment. EPC Rating: C. Council Tax Band: A

HALL

Sash window to side elevation. Radiators. Spotlights to ceiling. Doors to:

LOUNGE 6.15m x 3.26m (20'2" x 10'8")

Sash window to front elevation. Radiator. Picture rail. Feature fireplace. Coving to ceiling. Ceiling rose. Intercom . Storage cupboard. Doors to:

KITCHEN 3.41m x 2.28m (11'2" x 7'6")

Sash window to front elevation. Radiator. Coving to ceiling. A range of wall and abase units. Integrated oven, hob and fridge/freezer. Stainless steel sink and drainer.

BEDROOM ONE 3.59m x 3.56m (11'9" x 11'8")

French doors to staircase, leading onto rear garden. Radiator. Built in storage cupboards.

BEDROOM TWO 3.76m x 2.67m (12'4" x 8'9")

Sash window to rear elevation. Radiator. Built in storage cupboard. Coving. Feature fireplace.

BEDROOM THREE 4.66m x 3.20m (15'3" x 10'6")

Sash window to side elevation. Radiator. Picture rail.

BATHROOM

Sash window to side elevation. Radiator. Picture rail. A three piece suite comprising panelled bath with shower over, porcelain wash hand basin and low level WC. Spotlights.

OUTSIDE

REAR GARDEN

Enclosed by brick walls. Access to garage.

GARAGE

Up and over door.

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £TBCReview Date – TBCGround Rent: £TBCLength of Lease: Expires 2186This 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 A

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 – Garage

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

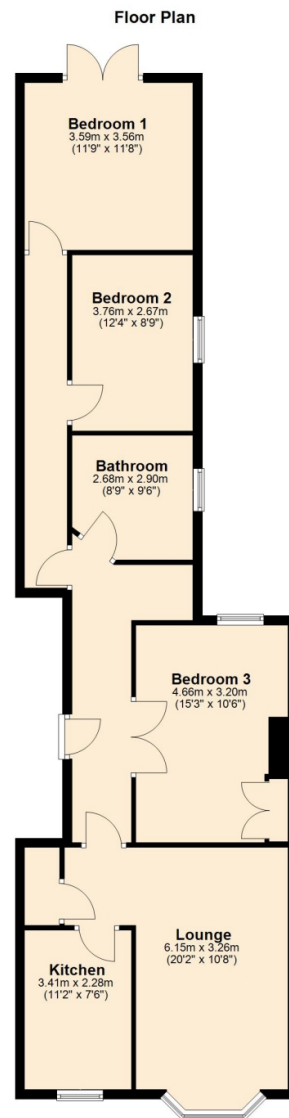
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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





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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