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Gregory Gardens, Northampton, NN3 2BF

£140,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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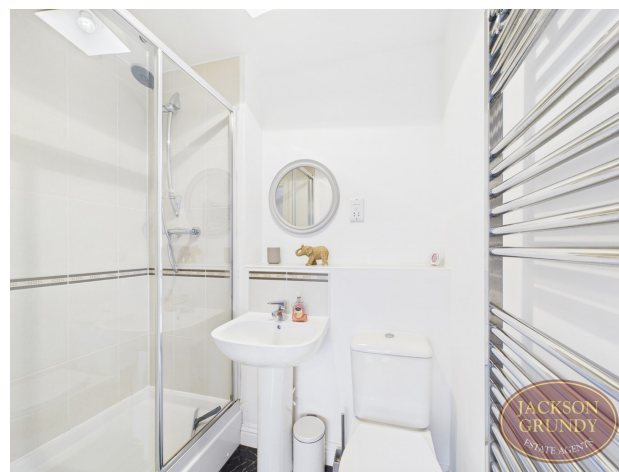


Property Summary

A well presented top floor apartment located within a modern, purpose built development, set back from the road in the highly sought after Boothville area.

Features & Utilities

- ✓ Top Floor Apartment
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ No Upward Chain
- ✓ Allocated Parking Space
- ✓ Electric Heating



Property Overview

A well presented top floor apartment located within a modern, purpose built development, set back from the road in the highly sought after Boothville area.

The property benefits from a secure entry-com system and offers an entrance hallway with built in storage, a contemporary open plan kitchen/living area with French doors opening to a Juliette balcony, two bedrooms, an en-suite shower room and a separate family bathroom.

Externally, there is a private permit controlled managed car park with allocated parking.

An ideal purchase for a first-time buyer or an investor.

EPC Rating: C. Council Tax Band: C

LEASEHOLD INFORMATION

We have been advised of the following:

Lease Length: 83 Years remaining

Ground Rent: £300 pa

Service Charge: 1130 pa

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

TOP FLOOR

HALLWAY

KITCHEN/LIVING AREA

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BATHROOM

OUTSIDE

ALLOCATED PARKING SPACE

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – 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

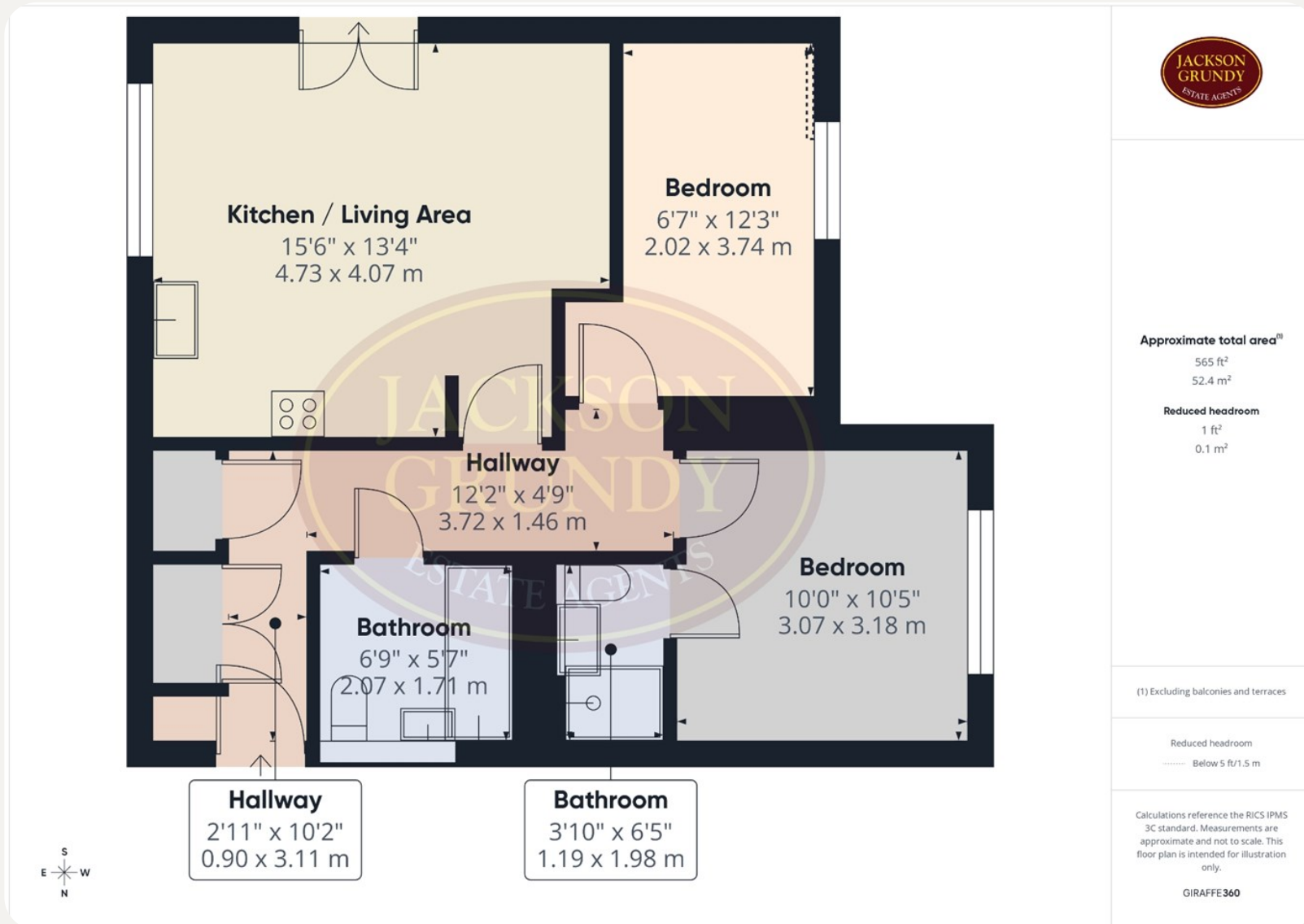
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

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.

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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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