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# Grosvenor Gardens, Kingsthorpe, NN2 7RS

£85,000 - Offers in Excess of Flat



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
Email Us [kingsthorpe@jacksongrundy.co.uk](mailto:kingsthorpe@jacksongrundy.co.uk)





## Property Summary

Jackson Grundy is pleased to bring to the market this generously sized ground floor apartment situated in the sought after Kingsthorpe location close to local amenities.

## Features & Utilities

- ✓ Ground Floor Apartment
- ✓ Double Bedroom
- ✓ Allocated Parking Space
- ✓ uPVC Double Glazed Throughout
- ✓ Unique Space
- ✓ Communal Garden
- ✓ Sought After Location
- ✓ Lounge/Dining Room

# Property Overview

Jackson Grundy is pleased to bring to the market this generously sized ground floor apartment situated in the sought after Kingsthorpe location close to local amenities. The accommodation in brief comprises of your own entrance, opening into a spacious lounge / dining room, kitchen, master bedroom and bathroom. Further benefits include double glazing throughout and allocated parking. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: A

## HALLWAY

uPVC door on entry to the front into lounge.

## LOUNGE 4.36m x 5.05m (14'3" x 16'6")

Two double glazed windows to front elevation and one double glazed window to side elevation. Electric feature fireplace.

## KITCHEN/DINING ROOM 1.87m x 6.15m (6'1" x 20'2")

Double glazed window to front elevation. A range of wall and base units. Laminate flooring. One and a half sink with mixer tap and drainer. Partially tiled.

## BEDROOM 3.05m x 3.97m (10' x 13')

Double glazed window to rear elevation. Electric storage heater. Storage cupboard.

## BATHROOM 2.33m x 2.21m (7'7" x 7'3")

Obscured double glazed window to rear elevation. Three piece suite comprising bath, low level W.C and wash hand basin. Laminate flooring. Tiled around bath and water sensitive areas.

## LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £2000/£3000 pa Review Date – TBC Ground Rent: £100 pa Length of Lease: 70 plus years remaining on lease. This information would need to be verified by your chosen legal representative.

## MATERIAL INFORMATION

Type – Flat  
Age/Era – Ask Agent  
Tenure – Leasehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band A  
EPC Rating – D  
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 – Communal  
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

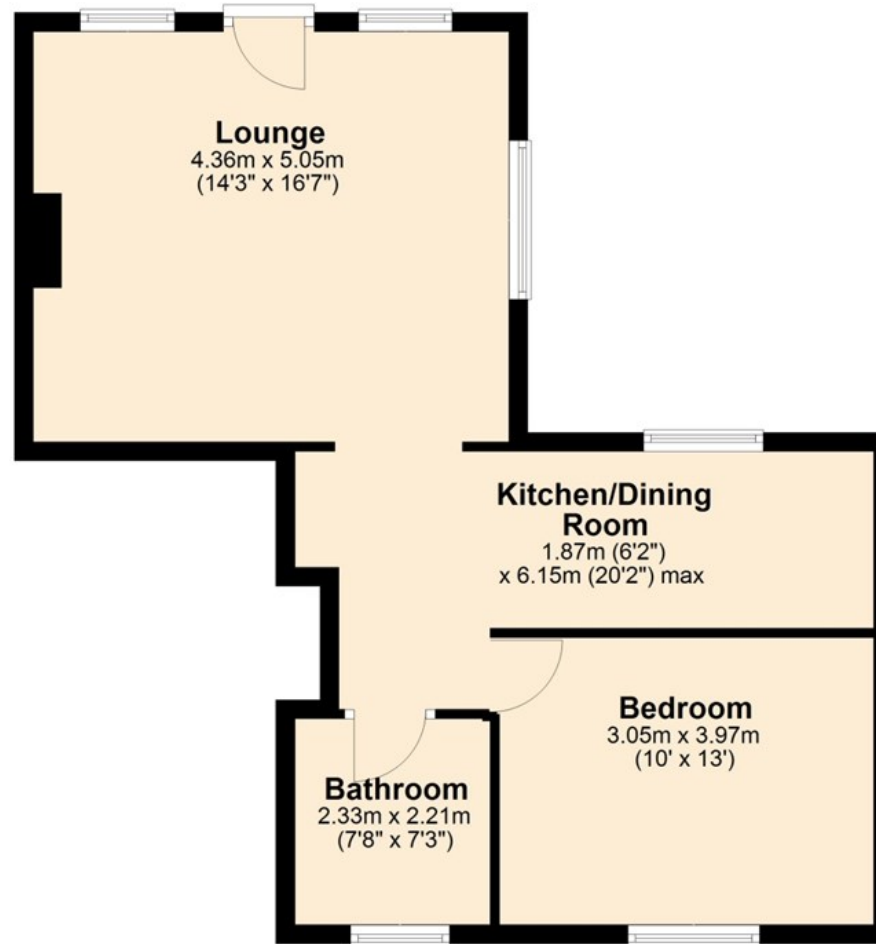
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were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific 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

## Floor Plan

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 52.3 sq. metres (563.2 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)

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152