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Grosvenor Gardens, Kingsthorpe, NN2 7RS

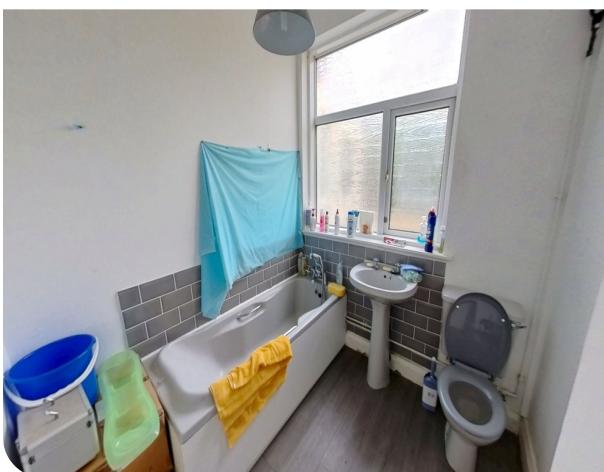
£85,000 - Offers in Excess of Flat



Department: Sales

Tenure: Leasehold





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 paReview Date – TBCGround 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

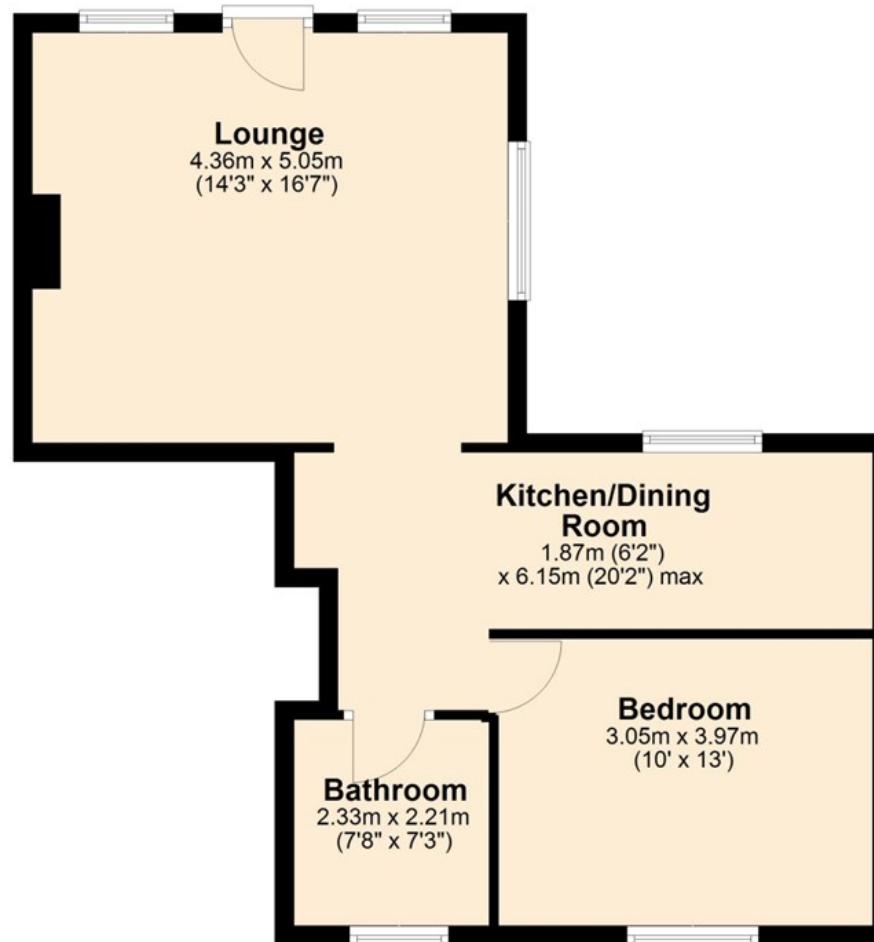
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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