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Henry Bird Way, Southbridge, NN4 8GL

£125,000 Apartment



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

NEXT TO WATERSIDE UNIVERSITY. A stylish first floor flat situated in this purpose built development situated south of the river in the central NN4 district of the town.

Features & Utilities

- ✓ First Floor Apartment
- ✓ One Double Bedroom
- ✓ Lounge Open Plan Kitchen
- ✓ Bathroom
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Allocated Parking
- ✓ A Short Walk to University

Property Overview

NEXT TO WATERSIDE UNIVERSITY. A stylish first floor flat situated in this purpose built development situated south of the river in the central NN4 district of the town with all local amenities close by and a short walk to the Waterside Campus of Northampton University. The development is entered through a security door with each flat having intercom receiver. Other benefits include gas fired radiator central heating and double glazing. There is an entrance hall, living area open plan to kitchen, one double bedroom and a bathroom. Outside is an allocated parking bay in a monitored residents' carpark. This represents an ideal first time or investment purchase. Service Charge – £653.76 pa. Review Date – Sept. Ground Rent: £195 pa. Length of Lease: 125 years from 2002. This information would need to be verified by your chosen legal representative. EPC Rating: C. Council Tax Band: B.

ENTRANCE

Stairs lead up from the communal hallway to the apartment and the front door leads into the entrance hall with door to:

INNER HALL

The hallway has doors leading to the kitchen/lounge, bedroom and bathroom. Radiator. Intercom receiver.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 5.94m x 3.31m max (19'6 x 10'10)

Double glazed window to the front elevation. A good size open plan kitchen/lounge with dining area. The kitchen is fitted with a range of cabinets in a neutral shade with an integrated electric oven with a gas hob and electric extractor fan over. Space for fridge freezer. The kitchen area has a vinyl floor covering in a neutral tone and the remainder of the room is carpeted.

BEDROOM 4.63m x 3.02m max (15'2 x 9'11)

A good size double bedroom with a cupboard housing the gas central heating boiler and a double glazed window to the front elevation.

BATHROOM 1.73m x 2.20m (5'8 x 7'3)

The bathroom is fitted with a bath with shower over, wash hand basin and WC. Radiator. There is vinyl flooring in a neutral shade and an extractor fan.

OUTSIDE

Allocated parking bay No. 13 plus a visitors space on a first come first serve basis. The car park is monitored with permits issued to residents.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £653.76 pa

Review Date – Sept

Ground Rent: £195 pa

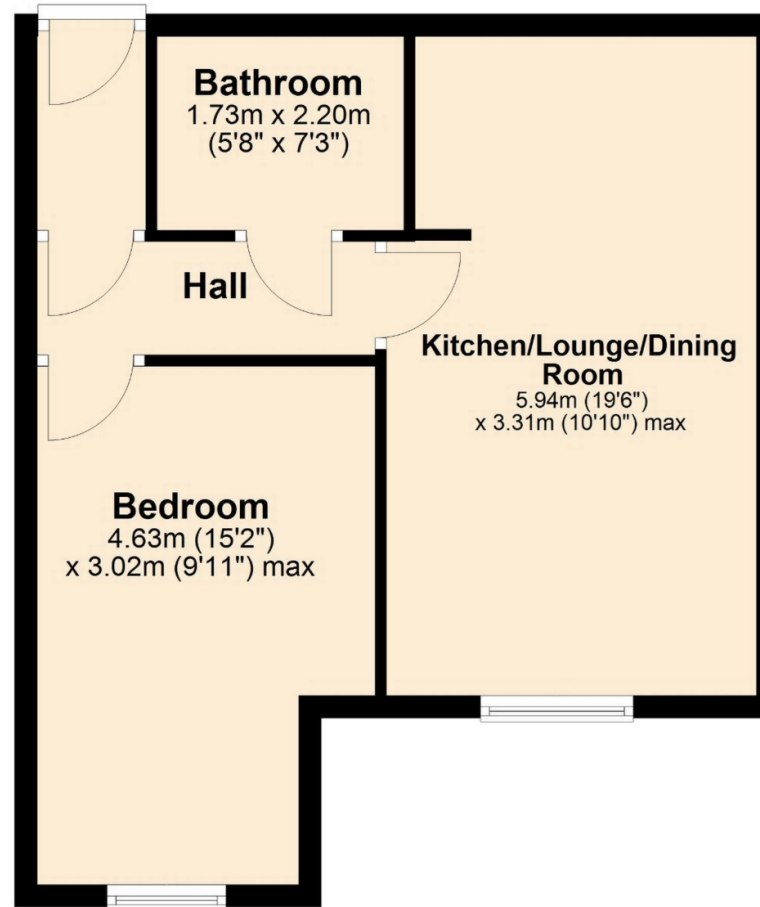
Length of Lease: 125 years from 2002.

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

Floorplan

Floor Plan

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 41.8 sq. metres (449.5 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

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