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Hirondelle Close, Duston, NN5 6YS

£125,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Duston
52 Main Road, Duston, Northampton, NN5 6JF

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Property Summary

Jackson Grundy are delighted to welcome to the market this first floor one bedroom in this popular development in St. Giles Park, Duston.

Features & Utilities

- ✓ One Bedroom Flat
- ✓ Parking
- ✓ 91 Years Lease
- ✓ Popular St Giles Park Location
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom

Property Overview

Jackson Grundy are delighted to welcome to the market this first floor one bedroom in this popular development in St. Giles Park, Duston. The accommodation comprises intercom entrance, lounge, refitted kitchen, bathroom and one bedrooms. Further benefits include electric heating, double glazing and parking. EPC Rating: TBC. Council Tax Band: A

HALLWAY

Buzzer entry. Secure wood front door. Storage and airing cupboard. Door to adjacent rooms. Electric heater.

BATHROOM

Panelled bath with shower over, wash hand basin and WC in vanity unit. Heated towel rail. Tiled splash backs. Extractor fan.

BEDROOM 3.80m x 0.64m (12'5" x 2'1")

Double glazed window to front elevation. Electric heater.

LOUNGE AREA 4.08m x 3.28m (13'4" x 10'9")

Double glazed window to front elevation. Storage heater.

KITCHEN AREA 1.88m x 2.57m (6'2" x 8'5")

A range of wall and base level units. Stainless steel one and a half bowl stainless steel sink with mixer tap over. Oven and hob. Space for washing machine. Tiled flooring.

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £1161 pa
Review Date – TBC
Ground Rent: Peppercorn
Length of Lease: 91 years remaining on lease.
This 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 – Ask Agent

Electricity Supply – Mains

Gas Supply – Ask Agent

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

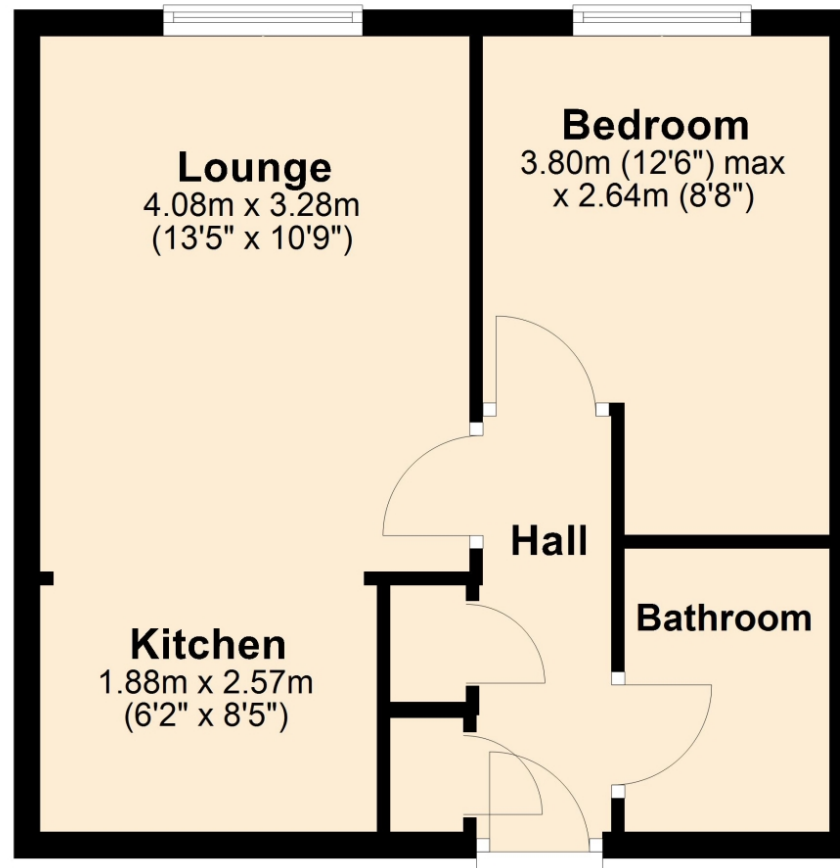
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

Floor Plan

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 36.6 sq. metres (394.2 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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