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# Lalgates Court, Harlestone Road, Duston, Northampton, NN5 7AF

£85,000 Flat



Department: Sales

Tenure: Leasehold

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

Call Us 01604 755757  
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## Property Summary

Jackson Grundy are pleased to welcome to the market this well presented two bedroom ground floor apartment with its own rear access to the gardens.

## Features & Utilities

- ✓ No Chain
- ✓ 24 Hour Call System
- ✓ Communal Laundry Room
- ✓ Minimum Age 60
- ✓ Popular Location
- ✓ Secure Parking
- ✓ Two Bedoroms
- ✓ Ground Floor



# Property Overview

Jackson Grundy are pleased to welcome to the market this well presented two bedroom ground floor apartment with its own rear access to the gardens. The accommodation comprises entrance hall, two bedrooms, refitted shower room, lounge/dining room with door to garden and a kitchen. Further benefits include uPVC double glazing, modern electric heating and the property is offered with no chain. EPC Rating: B. Council Tax Band: D

## HALLWAY

Electric heater. Storage cupboard. Doors to:

## SHOWER ROOM 2.08m x 1.71m (6'10 x 5'7)

Heated towel rail. Tiling to splash back areas. Suite comprising shower cubicle with sliding door, WC and wash hand basin in vanity unit. Splash back tiling.

## LOUNGE/DINING ROOM 6.32m x 3.34m (20'9 x 10'11)

Double glazed window and door to open gardens. Electric heater. Coving. Double doors to kitchen.

## KITCHEN 1.45m x 2.34m (4'9 x 7'8)

Double glazed window to front elevation. Oven and hob. Wall and base units. Stainless steel sink with mixer tap. Tiling to splash back areas.

## BEDROOM ONE 4.35m x 2.74m (14'3 x 9'0)

Double glazed window to front elevation. Electric heater. Built in wardrobe.

## BEDROOM TWO 4.35m x 3.04m (14'3 x 10'0)

Double glazed window to front elevation. Electric heater.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – No Mains Connected

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

operator

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Electric

Parking – Communal Parking

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge – £5233 pa

Review Date – TBC

Ground Rent: £460.00 pa

Length of Lease: 90 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).

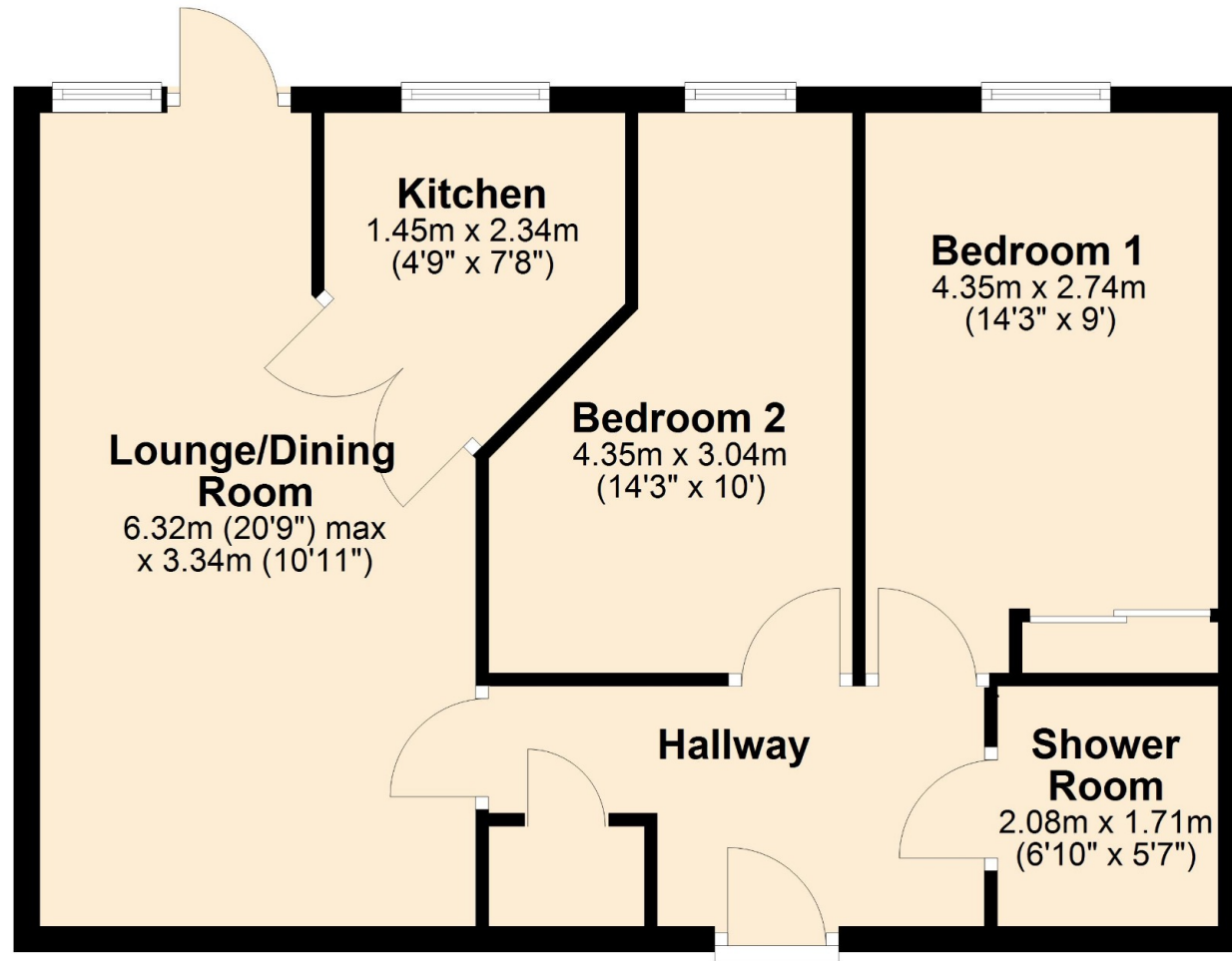
### **AGENTS NOTES**

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.

# Floorplan

## Floor Plan





# 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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