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Leatherworks Way, Little Billing, NN3 9EP

£120,000 Flat



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

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Property Summary

A beautifully presented first floor apartment converted from a former Leatherworks factory.

Features & Utilities

- ✓ Former Leatherworks Factory Conversion
- ✓ Beautifully Presented
- ✓ First Floor
- ✓ One Bedroom
- ✓ Open Plan Kitchen/Diner/Lounge
- ✓ No Chain

Property Overview

A beautifully presented first floor apartment converted from a former Leatherworks factory. Accommodation comprises open plan lounge/diner/kitchen area with built in appliances, bedroom and bathroom. Outside there is allocated parking. EPC Rating: C. Council Tax Band: B.

ENTRANCE

Stairs to first floor with atrium. Door to:

LOUNGE AREA 3.38m x 3.75m (11'1" x 12'3")

Sealed unit double glazed window to front elevation. Radiator. Intercom entry system. Television point. Central heating thermostat. Telephone point.

KITCHEN AREA 3.39m x 2.74m (11'1" x 8'11")

Sealed unit double glazed window to front elevation. Radiator. Wall and base units. One and half bowl sink and drainer. Built in double oven and gas hob with extractor over. Built in fridge, freezer and washer dryer. Wall mounted central heating boiler. Ceiling extractor. Spotlights.

INNER HALL

Radiator. Single and double width shallow storage cupboard.

BEDROOM 3.40m x 2.54m (11'1" x 8'4")

Sealed unit double glazed window to front elevation. Radiator. Mirror fronted sliding door wardrobes. Second central heating thermostat.

BATHROOM

Ladder style radiator. Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Fixed wall mirror. Tiling to splash back areas. Ceiling extractor. Spotlights.

OUTSIDE

Allocated off road parking space.

LEASEHOLD DETAILS

We have been advised of the following: -Service Charge – £1113.31 6 Months Review Date – 1st Jan Ground Rent: £175 per year 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).

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

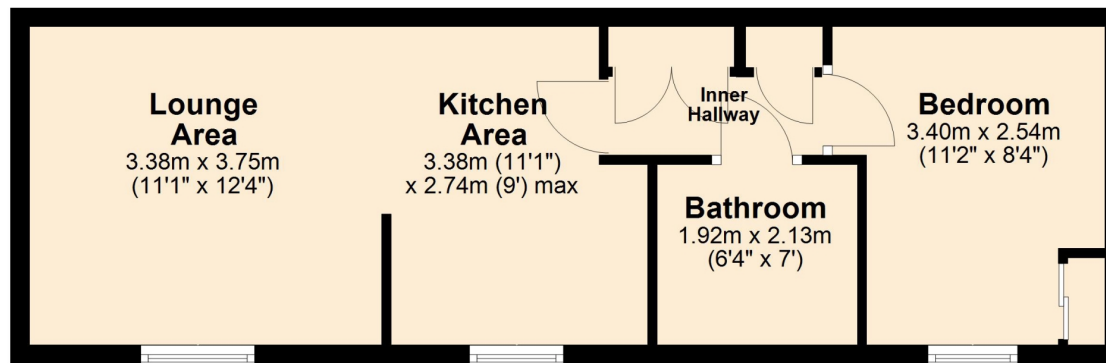
AGENTS NOTES

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. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 37.6 sq. metres (404.9 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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