

www.jacksongrundy.com

# Lunchfield Court, Moulton, NN37AJ

£185,000 Maisonette









**Department: Sales** 

Tenure: Leasehold



















## **Property Summary**

Jackson Grundy are delighted to bring to the market this immaculately presented two bedroom first floor maisonette in the vibrant village of Moulton.

## **Features & Utilities**

- ✓ Two Bedrooms
- ✓ First Floor Maisonette
- ✓ Allocated Parking Space
- ✓ Immaculately Presented
- ✓ Village Location
- ✓ No Onward Chain







## **Property Overview**

Jackson Grundy are delighted to bring to the market this immaculately presented two bedroom first floor maisonette in the vibrant village of Moulton. This deceptively spacious property is within walking distance to local amenities. In brief the accommodation comprises entrance hall with stairs leading to the first floor, a spacious principle bedroom and a single bedroom, shower room, lounge/diner and kitchen. The maisonette has allocated parking for two vehicles and is set on a quiet side street. EPC Rating: C. Council Tax Band: B.

#### **ENTRANCE**

Enter via the front door with obscure double glazed glass at top. Radiator. Area for hanging coats. Stairs leading to first floor landing.

#### **HALLWAY**

Radiator. Doors giving access to all rooms. Large storage cupboard.

## BEDROOM ONE 3.28m x 3.00m (10'9" x 9'10")

Large double glazed window to front elevation. Radiator. Double built in wardrobe with rail and hanging space.

### BEDROOM TWO 2.74m x 2.21m (9' x 7'3")

Two double glazed windows to side elevation. Radiator. Small wardrobe with shelving and rail.

## LOUNGE 4.45m x 3.56m (14'7" x 11'8")

Two double glazed window to rear elevation. Feature fireplace. Access to kitchen.

## KITCHEN 2.36m x 2.21m (7'9" x 7'3")

uPVC double glazed window to rear elevation. Electric Oven Four ring gas hob. Plumbing for washing machine. Wall mounted and base units. Corian integrated bowl and a half with mixer tap over.

## SHOWER ROOM 3.29m x 1.76m (10'9" x 5'9")

Obscure window to front elevation. Double shower. Wash hand basin with mirror above. WC. Heated towel rail.







#### **PARKING**

Two allocated parking spaces.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type - Maisonette

Age/Era - Ask Agent

Tenure - Leasehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - C

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply – Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central 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, No easements/servitudes/wayleaves 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.



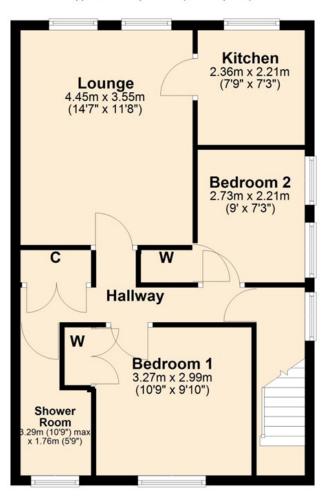




# Floorplan

## Floor Plan

Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 53.6 sq. metres (576.8 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 Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152





