



www.jacksongrundy.com

Lunchfield Lane, Moulton, NN3 7AB

£125,000 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Moulton
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Property Summary

Located on the popular 'Lunchfield' development, close to the heart of the village and built by Clayson Country Homes, Jackson Grundy are delighted to offer to the market this one bedroom top floor apartment.

Features & Utilities

- ✓ Top Floor Apartment
- ✓ Double Bedroom
- ✓ Village Location
- ✓ Intercom System
- ✓ Allocated Parking
- ✓ No Chain

Property Overview

Located on the popular 'Lunchfield' development, close to the heart of the village and built by Clayson Country Homes, Jackson Grundy are delighted to offer to the market this one bedroom top floor apartment. Accessed by an internal intercom system, the accommodation comprises entrance hall, lounge/dining room, kitchen, double bedroom and a bathroom. Externally, the property benefits from a pleasant open aspect to the front, and there is also allocated off road parking. The apartment is offered to the market with no onward chain and would make an ideal first time or investment purchase. EPC: D. Council Tax Band: A

COMMUNAL ACCESS

There are secure access doors with intercom system to the front and rear of the building. Two flights of stairs rise to the top floor apartment. Lockable storage space.

ENTRANCE VESTIBULE

Enter the property via a wooden door with further door leading into the entrance hall.

ENTRANCE HALL

Access to loft storage space. Laminate flooring. Intercom system. Wall mounted storage heater. Doors to bathroom, bedroom and lounge/dining room.

LOUNGE/DINING ROOM 5.88m x 3.14m (19'3 x 10'4)

uPVC double glazed window to rear elevation. Wall mounted storage heater. Door into:

KITCHEN 2.79m x 2.01m (9'2 x 6'7)

Velux double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Integrated oven and electric hob with extractor over. Plumbing for washing machine. Space for freestanding fridge and freezer. Sink and drainer unit with mixer tap over. Tiled floor.

BEDROOM

3.78m x 3.37m (12'5 x 11'1)

uPVC double glazed window to front elevation. Wall mounted storage heater. Built in storage cupboard.

BATHROOM 2.57m x 1.70m (8'5 x 5'7)

Velux double glazed window to front elevation. Wall mounted heater. White suite comprising panelled bath with shower over, pedestal wash hand basin and dual flush WC. Heated towel rail. Tiling to splash back areas.

OUTSIDE

Allocated Parking.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – No Mains Connected At Property

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 – Allocated

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 – £780.00 pa

Review Date – TBC

Ground Rent: Peppercorn

Length of Lease: 125 years from 1/5/1994

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

DRAFT DETAILS

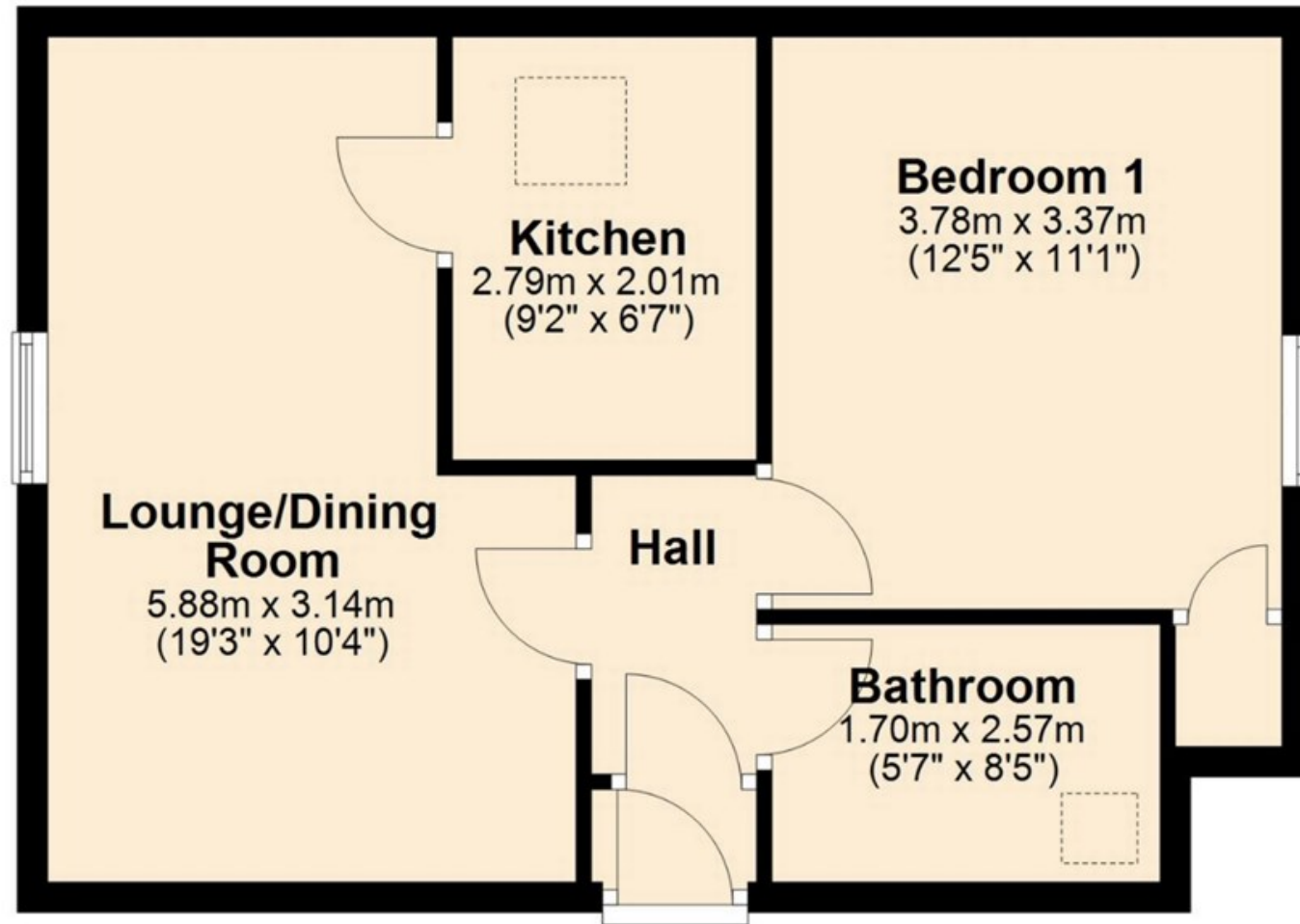
At the time of print, these particulars are awaiting approval from the Vendor(s).

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

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