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Manning Court, Moulton, NN3 7HE

£125,000 Flat

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

Tenure: Leasehold, 83 years remaining we are advised A beautifully presented Ground floor maisonette available in the always desirable Manning Court over 55's development in Moulton.

Features & Utilities

- ✓ Ground Floor
- ✓ Communal Gardens
- ✓ Well Presented
- ✓ Over 55's Development
- ✓ One/Two Bedrooms
- ✓ Nicely Fitted Shower Room

Property Overview

Tenure: Leasehold, 83 years remaining we are advised

A beautifully presented Ground floor maisonette available in the always desirable Manning Court over 55's development in Moulton. The property benefits from a tastefully refitted kitchen and shower room, UPVC double glazing and gas radiator heating. The accommodation comprises of the entrance hall, lounge with attractive fireplace and sliding doors to the communal gardens, French doors to the kitchen, further French doors to the dining room or bedroom two, principle bedroom with a range of fitted wardrobes, laundry cupboard and the shower room. A stunning property which warrants an internal viewing. EPC Rating: tbc. Council Tax Band: A.

ENTRANCE HALL

Glass panelled entrance door. uPVC double glazed window to front elevation. Radiator. Intercom system. Doors to:

LOUNGE 4.45m x 3.30m (14'7" x 10'9")

Double glazed window. Sliding doors to garden area. Sliding doors to dining/bedroom two and kitchen. Radiator.

KITCHEN 1.76m x 2.96m (5'9" x 9'8")

Window to front elevation. Wall and base units. Sink and drainer. Electric hob and oven.

DINING ROOM/BEDROOM TWO 3.52m x 2.11m (11'6" x 6'11")

Double glazed window to rear elevation. Radiator.

BEDROOM ONE 3.48m x 3.20m (11'5" x 10'6")

Double glazed window to rear elevation. Radiator. Fitted wardrobes.

BATHROOM 1.76m x 2.18m (5'9" x 7'1")

Obscure double glazed window to front elevation. Suite comprising shower, WC and wash hand basin. Boiler cupboard.

OUTSIDE

Communal garden areas.

LEASE DETAILS

We have been advised of the following: -Service Charge – £1026.25 paid over 12 months. Review Date – TBCLength of Lease: 83 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 – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – On Street

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

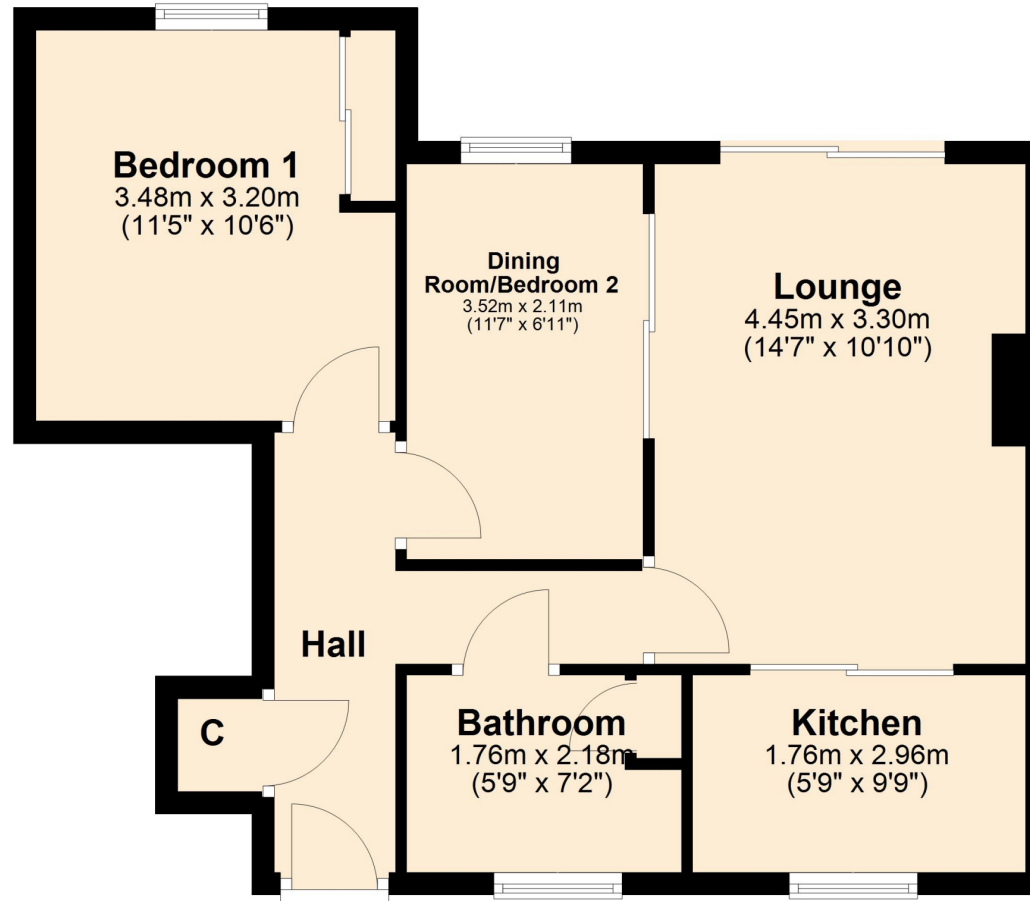
AGENTS NOTES

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

Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



Total area: approx. 51.1 sq. metres (549.7 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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