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# Marburg Street, Billing Way, Northampton, NN3 5GB

£90,000 Maisonette

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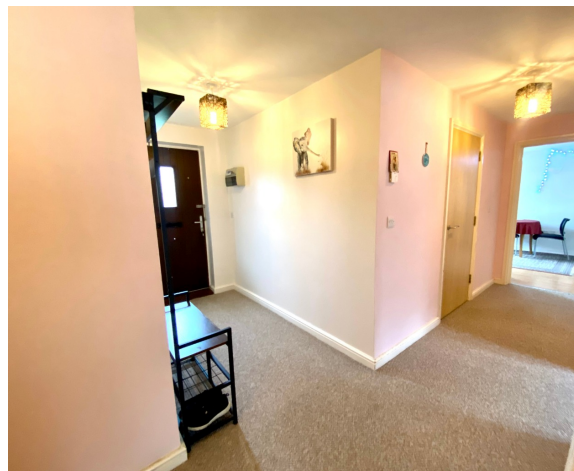
**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



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## Property Summary

50% Shared Ownership. An excellently presented, ground floor maisonette with two double bedrooms, bathroom, kitchen, lounge/dining room leading to a patio area and spacious hallway.

## Features & Utilities

- ✓ Ground Floor
- ✓ Private Patio Area
- ✓ Communal Garden
- ✓ Spacious
- ✓ Double Glazed
- ✓ Gas Radiator Heating
- ✓ Lounge/Dining Room

# Property Overview

50% Shared Ownership. An excellently presented, ground floor maisonette with two double bedrooms, bathroom, kitchen, lounge/dining room leading to a patio area and spacious hallway. The property is a must see. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE HALL

Timber framed entrance door. Double glazed window. Electric fusebox. Radiator. Thermostat. Doors to:

## BATHROOM

Frosted timber framed window to front elevation. Radiator. Suite comprising low level WC, wall mounted wash hand basin and panelled bath with glass screen and shower over. Tiling to splash back areas. Shaver point. Extractor.

## BEDROOM ONE 3.46m x 3.62m (11'4 x 11'10)

Timber framed double glazed window to rear elevation. Radiator. Built in cupboard.

## BEDROOM TWO 3.60m x 3.36m (11'10 x 11'0)

Timber framed double glazed window to rear elevation. Radiator.

## LOUNGE/DINING ROOM 7.45m x 3.15m (24'5 x 10'4)

Dual aspect, timber framed double glazed windows. Timber framed double glazed door to patio. Two radiators.

## KITCHEN 2.38m x 3.00m (7'10 x 9'10)

Timber framed double glazed window to front elevation. Wall and base units with square top work surfaces. Stainless steel sink and drainer. Four ring gas hob, electric oven and extractor. Space for white goods. Combination boiler. Tiling to splash back areas.

## OUTSIDE

## FRONT GARDEN

Gated access. Path to front door.

## REAR GARDEN

Private patio area, leading to communal garden.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – 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 – Gas Radiators

Parking – Yes

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

## 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.

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge – TBC

Review Date – April 2025

Ground Rent: £TBC

Length of Lease: 108 years remaining on lease.

50% Share

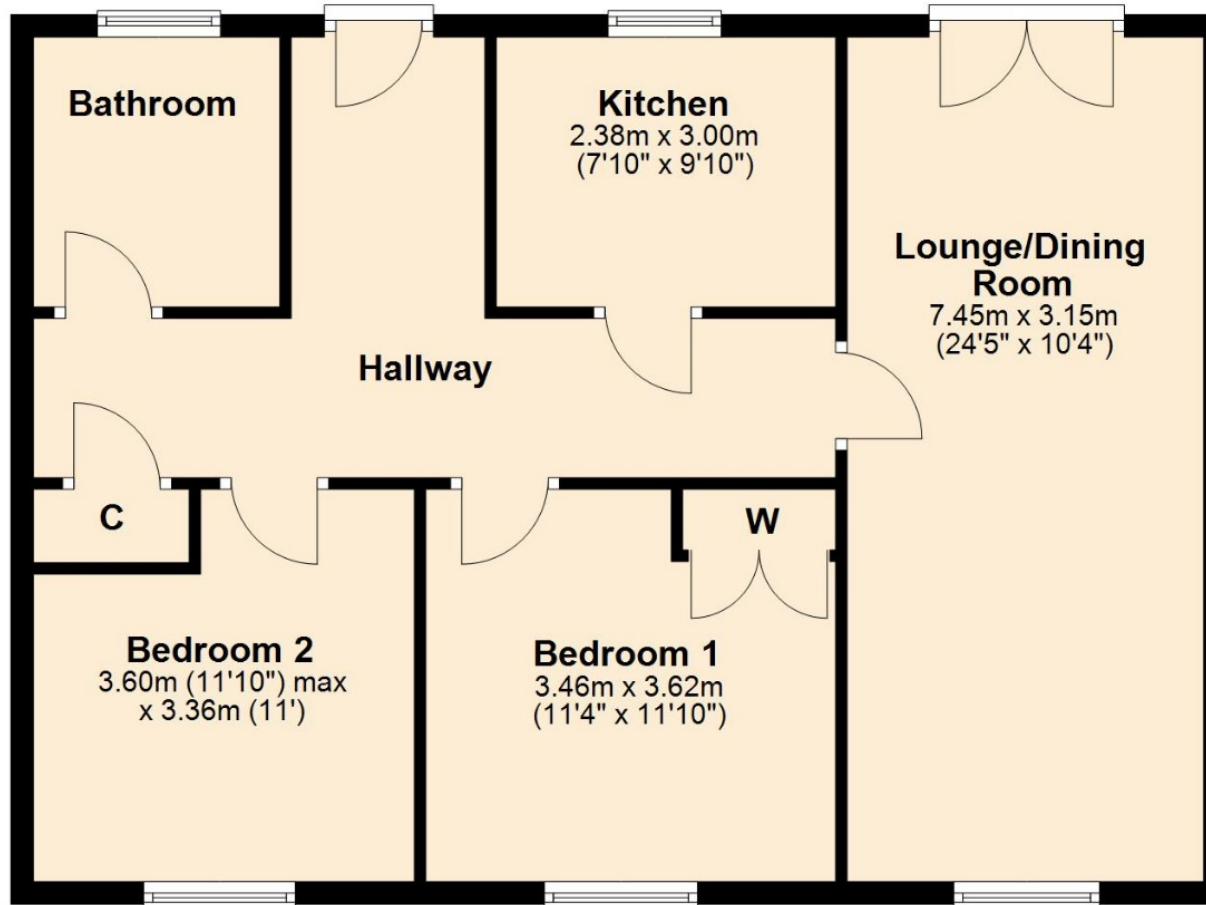
£254.44 pcm rent to Future Homes

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

# Floorplan

## Floor Plan

Approx. 77.0 sq. metres (828.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.4 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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