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Moreton Way, Kingsthorpe, NN2 8PD

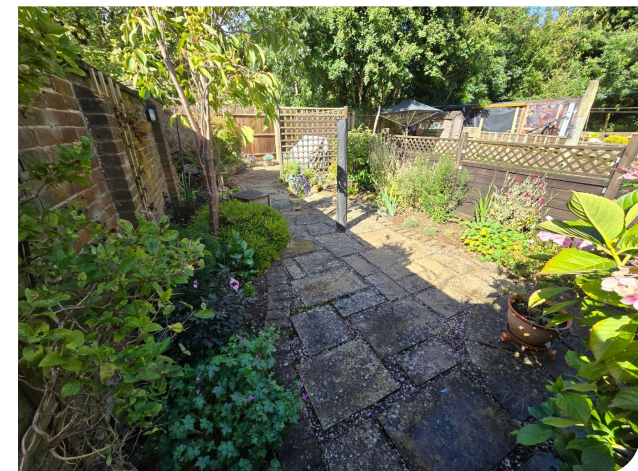
£175,000 Maisonette

2 1 1



Department: Sales

Tenure: Leasehold





Property Summary

A well maintained first floor maisonette ideally located within walking distance of local shops, bus routes and amenities. Located at the end of a cul-de-sac with a pleasant outlook over green space.

Features & Utilities

- ✓ First Floor Maisonette
- ✓ Two Bedrooms
- ✓ Gas Radiator Heating
- ✓ Garage
- ✓ Private Garden
- ✓ Close To Local Amenities
- ✓ Good Condition Throughout
- ✓ uPVC Double Glazed
- ✓ Modern Shower Room
- ✓ 999 Year Lease From 1967

Property Overview

A well maintained first floor maisonette ideally located within walking distance of local shops, bus routes and amenities. Located at the end of a cul-de-sac with a pleasant outlook over green space. The accommodation comprises entrance hall, kitchen, lounge/dining room, two double bedrooms and a refitted modern shower room. The property also benefits from a private rear garden, uPVC double glazing throughout, gas central heating and a single garage in a block. Call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. Council Tax Band: A

GROUND FLOOR

ENTRANCE HALL

Enter via partly glazed uPVC composite door with obscured glass window to the side. Radiator. Stairs rising to first floor with under-stairs storage. Obscure uPVC window to side elevation.

FIRST FLOOR

LANDING

Doors to kitchen and lounge. Storage area.

KITCHEN 2.64m x 2.64m (8'8 x 8'8)

A range of wall and base level units with roll top surface over with integrated one and a half bowl sink and drainer with mixer tap over. Tiled splash backs. Space for fridge freezer, washing machine and cooker. Vinyl flooring. uPVC double glazed window to side elevation. Boiler. Serving hatch into lounge.

LOUNGE 4.50m x 3.69m (14'9 x 12'1)

uPVC double glazed window to front elevation. Electric fire with decorative surround door to inner hallway.

INNER HALLWAY

Access via drop ladder to a large boarded loft with power and light. Storage cupboard. Doors to bedrooms and bathroom.

SHOWER ROOM 1.72m x 1.62m (5'8 x 5'4)

Obscured uPVC double glazed window to side elevation. A three piece suite comprising low level WC, pedestal hand wash basin and shower cubicle with

tiled surround. Chrome heated towel rail. Tiled splash backs. Vinyl wood effect flooring.

BEDROOM ONE 3.92m x 2.70m (12'10 x 8'10)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Built in vanity unit.

BEDROOM TWO 2.69m x 3.64m (8'10 x 11'11)

uPVC double glazed window to rear elevation. Radiator.

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 – Communal parking

Accessibility – N/a

Right of Way -Paths to side and garden areas

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).

LEASEHOLD INFORMATION

We have been advised of the following: –

No Service Charge

Ground Rent: £10.00 pa

Review Date – TBC

Length of Lease: 999 Year Lease From 1967

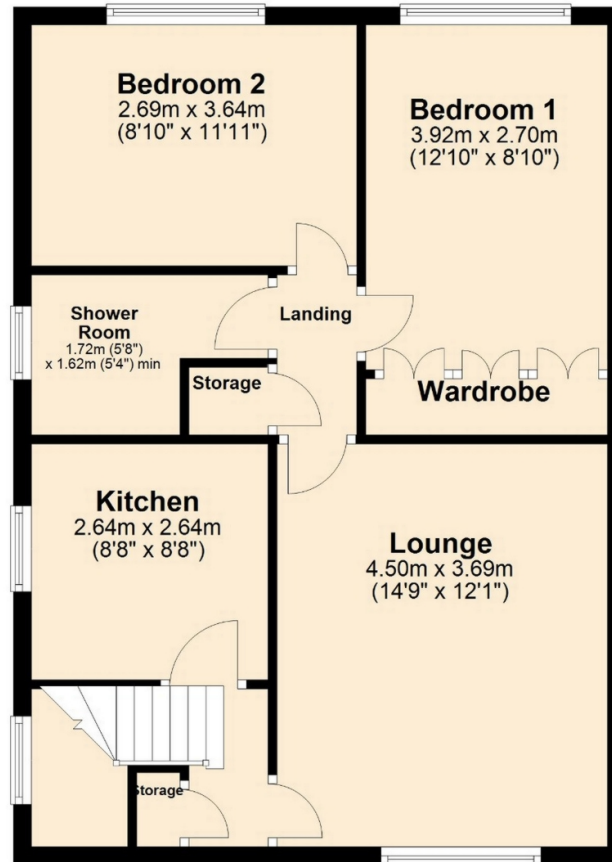
AGENTS NOTES

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

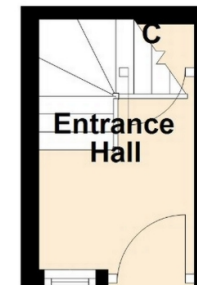
Ground Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



First Floor

Approx. 4.8 sq. metres (51.2 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 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.

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