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Oak Grove, Weston Favell, Northampton, NN3 3JR

£185,000 - Guide Price Apartment

2 1 1



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk





Property Summary

An immaculately presented two bedroom apartment located in a prime location close to very good local schools and amenities.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Two Double Bedrooms
- ✓ Sought After Location
- ✓ Off Road Parking
- ✓ Juliet Balconies
- ✓ Gas Central Heating
- ✓ uPVC Double Glazing
- ✓ Close to Good Local Schools
- ✓ Walking Distance to Abington Park

Property Overview

An immaculately presented two bedroom apartment located in a prime location close to very good local schools and amenities. The property benefits from off road parking and the accommodation comprises entrance hall, three piece bathroom suite with bath and shower, two double bedrooms and an open plan kitchen/dining room and lounge which benefits Juliet balconies and built in appliances. Call 01604 231111. EPC Rating: Council Tax Band:

ENTRANCE

Door to enter hallway. Radiator. Airing cupboard. Light fitting. Modern laminate flooring. Doors to:

BEDROOM ONE 3.26m x 3.16m (10'9 x 10'4)

uPVC double glazed window to side elevation. Radiator. Space for large bedroom furniture.

BEDROOM TWO 3.29m x 2.58m (10'9 x 8'5)

uPVC double glazed window to side elevation. Radiator. Space for large bedroom furniture.

BATHROOM 1.88m x 2.51m (6'2 x 8'3)

Three piece suite comprising of low level WC, wash hand basin and panelled bath with shower unit over. Spotlights. Towel rail. Tiled splashbacks.

LOUNGE 3.47m x 4.65m (11'4 x 15'3)

Three uPVC double glazed doors to Juliet balconies. Radiator.

KITCHEN 1.84m x 3.63m (6' x 11'11)

Wall and base level units with work surface over. Stainless steel one and a half bowl sink unit with mixer tap over. Built in electric hob and oven. Modern flooring. Space for fridge freezer and washing machine. Tiled splashback.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

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 – £72 pm

Review Date – TBC

Ground Rent: £257.00 pa

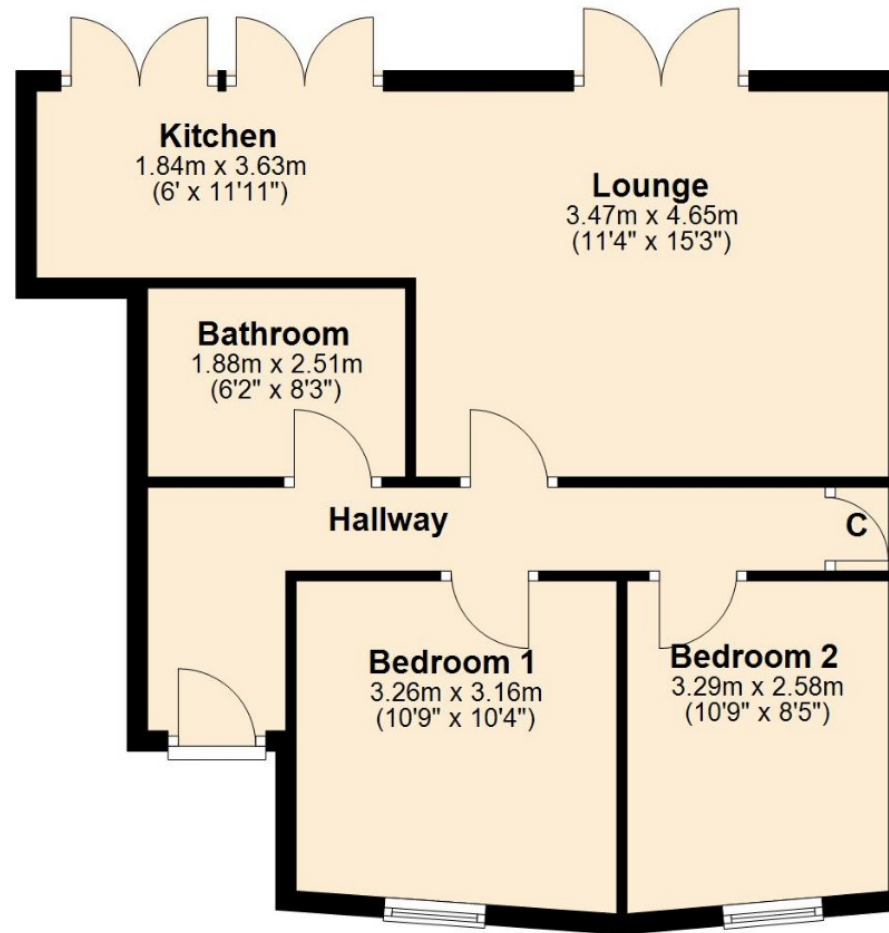
Length of Lease: 125 years from 2014.

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

Floorplan

Floor Plan

Approx. 57.7 sq. metres (621.5 sq. feet)



Total area: approx. 57.7 sq. metres (621.5 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
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