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Oakley Street, The Mounts, NN1 3EP

£90,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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Property Summary

A two bedroom ground floor flat situated in this former terraced house and in need of some general updating AND OFFERED WITH NO ONWARD CHAIN. The house is situated within close proximity to town centre in the NN1 district with local amenities close by.

Features & Utilities

- ✓ Immediate Exchange of Contracts Available
- ✓ Sold via Secure Sale
- ✓ Close to Town Centre & Train Station
- ✓ Ground Floor Flat
- ✓ In Need of General Improvement
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ No Onward Chain

Property Overview

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms and conditions apply. STARTING BID £90,000.

A two bedroom ground floor flat situated in this former terraced house and in need of some general updating and WITH NO ONWARD CHAIN. The house is situated within close proximity town centre in the NN1 district with local amenities close by. Accommodation offers an open plan living and dining/kitchen area, inner hallway serving two bedrooms and a bathroom. Outside is a courtyard garden shared with the first floor flat, 2A. EPC Rating: D. Council Tax Band: A.

ENTRANCE

Enter via front door on corner aspect.

LOUNGE 3.48m x 4.30m (11'5" x 14'1")

Two double glazed window to side elevation. Double glazed window to front elevation. Radiator.

KITCHEN/DINING AREA 3.48m x 4.30m (11'5" x 14'1")

Wall mounted and base level units. Stainless steel sink and drainer. Built in hob, oven and extractor hood.

INNER HALL

Wall mounted gas fired boiler. Doors to:

BEDROOM ONE 2.55m x 2.90m (8'4" x 9'6")

Double glazed window to side elevation. Radiator.

BEDROOM TWO 2.51m x 2.51m (8'3" x 8'3")

Double glazed window to side elevation. Radiator.

BATHROOM 1.61m x 1.60m (5'3" x 5'2")

Obscure double glazed window to rear elevation. Panel bath. Wash hand basin. Low level WC. Extractor fan.

LEASHOLD INFORMATION

50% share of the Freehold.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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 – D
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 – No Parking Available
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

AGENTS NOTES

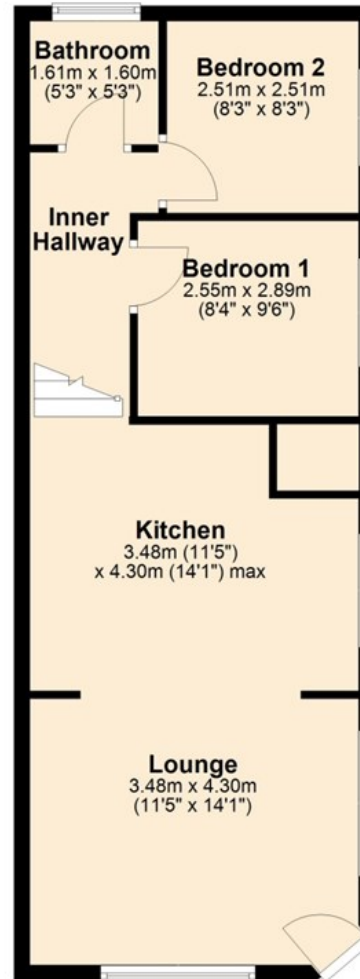
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not

performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

Floor Plan

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 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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