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# Park House Apartments, Kingsley Park Terrace, NN2 7HL

£155,000 Apartment



**Platinum Trusted  
Service Award**

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Department: Sales

Tenure: Leasehold



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## Property Summary

TOP FLOOR APARTMENT. A stylish second floor flat situated in this parade in the NN2 district of the town with all local amenities close by and a short walk to the historic racecourse.

## Features & Utilities

- ✓ Second Floor Apartment
- ✓ Two Bedrooms
- ✓ Lounge Open Plan Kitchen
- ✓ Bathroom With Shower
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Allocated Parking
- ✓ Highly Recommended

# Property Overview

TOP FLOOR APARTMENT. A stylish second floor flat situated in this parade in the NN2 district of the town with all local amenities close by and a short walk to the historic racecourse. The development is entered through security door with each flat having intercom receiver. Other benefits include gas fired radiator central heating and double glazing. There is an entrance hall, living area open plan to kitchen, two bedrooms and a bathroom. Outside is two allocated parking bays in a resident's carpark. This represents an ideal first time or investment purchase. EPC Rating: C. Council Tax Band: A

## HALLWAY

Timber entrance door. Radiator. Entry phone receiver. Cupboard housing gas fired boiler. Wood laminate flooring.

## KITCHEN/LOUNGE 4.12m x 6.62m (13'6" x 21'9")

## BEDROOM ONE 1.68m x 2.42m (5'6" x 7'11")

Two double glazed windows to front elevation with display sills. Radiator.

## BEDROOM TWO 2.48m x 3.14m (8'2" x 10'4")

Double glazed window to front elevation with display sill. Radiator. Freestanding double wardrobe.

## BATHROOM

Chrome ladders style radiator. Suite comprising panelled bath, low level WC and wash hand basin. Tiled floor.

## PARKING

Two allocated parking bays no's 20 & 21.

## 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: –

Service Charge – £1554.04 p/a plus buildings insurance of £498 pa

Review Date – April

Ground Rent: £200 p/a

Length of Lease: 105 years remaining at 1/1/25

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

### **MATERIAL INFORMATION**

Type – Apartment

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 – Allocated

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

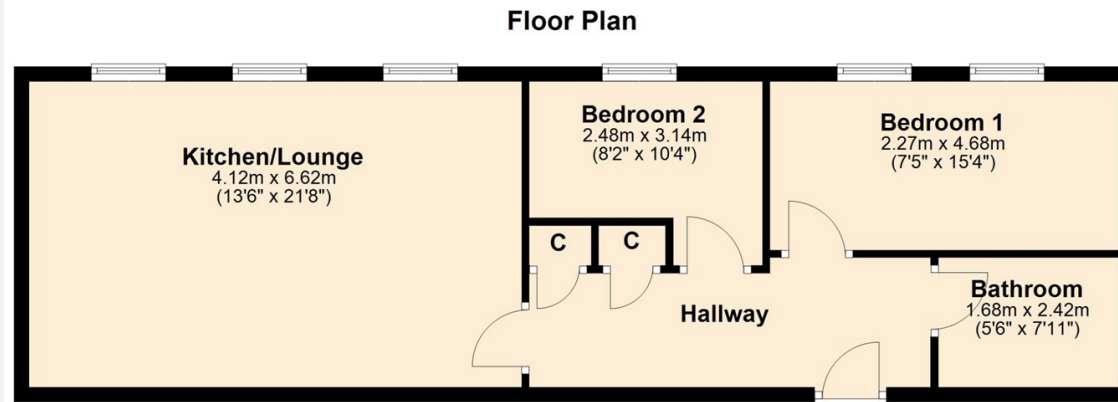
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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





# 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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