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

£156,500 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

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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 21'8)

Living Area: Three double glazed window to front elevation with display sills. Two radiators. Wood laminate flooring.

Kitchen Area: A range of gloss wall and base units with work surfaces. Single drainer stainless steel sink unit. Built in hob, oven and hood. Built in fridge/freezer. Built in dishwasher. Space for washing machine. Space for dining table and chairs.

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.

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 – Allocated

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

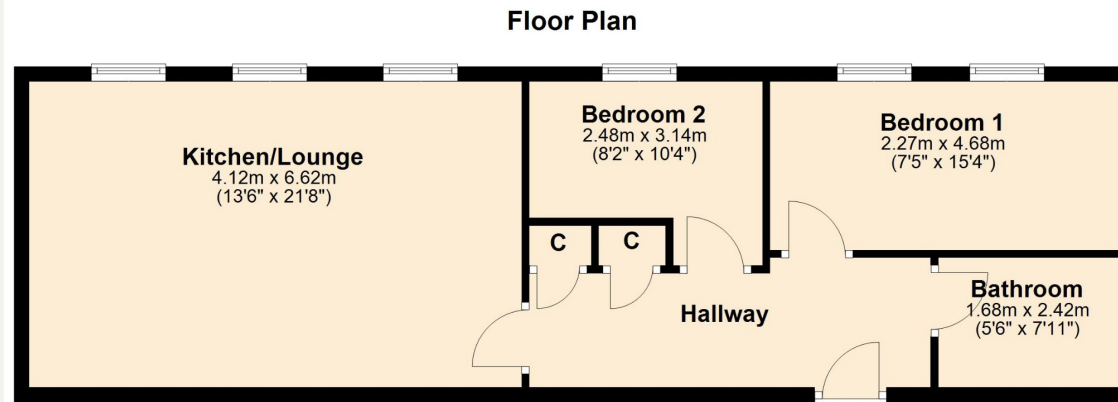
Review Date – April

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.

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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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