



www.jacksongrundy.com

Park Lane, Duston, NN5 6QW

£180,000 Maisonette

 2  1  1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Duston
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757
Email Us duston@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to welcome to the market this rarely available ground floor two bedroom maisonette with own garden and garage.

Features & Utilities

- ✓ 140 Year Lease
- ✓ £100 Ground Rent
- ✓ Ground Floor
- ✓ Private Garden
- ✓ Double Glazing & Electric Convector Heating
- ✓ Garage
- ✓ Four Piece Bathroom
- ✓ Refitted Kitchen

Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available ground floor two bedroom maisonette with own garden and garage. Consisting of private entrance, hallway, refitted four piece bathroom, refitted kitchen, two bedrooms and a front facing lounge/dining room. Further benefits include double glazing and convector heating system. EPC Rating: D. Council Tax Band: A.

ENTRANCE

Composite front door. Understairs Open storage. Wood effect floor. Cupboard housing hot water tank.

LOUNGE/DINING ROOM 5.01m x 3.19m (16'5" x 10'5")

Double glazed bay window to front entrance. Electric fireplace and surround. Wood effect flooring.

BEDROOM ONE 3.54m x 3.27m (11'7" x 10'8")

Double glazed window to rear elevation. Coving.

BEDROOM TWO 3.24m x 2.09m (10'7" x 6'10")

Double glazed window to front elevation. Coving.

BATHROOM 1.79m x 2.18m (5'10" x 7'1")

Obscure double glazed window to side elevation. WC. Wash hand basin with mixer tap in vanity unit. Panel bath with mixer tap. Shower cubicle with electric shower. Fully tiled and Tile effect flooring.

KITCHEN 2.10m x 3.13m (6'10" x 10'3")

Obscure uPVC double glazed stable door to side with access to garden. Double glazed window and composite door. One and a half sink with mixer tap. NEFF gas hob. Integrated NEFF oven/grill and microwave. Integrated washing machine. Tiled splashback and floor.

OUTSIDE

FRONT GARDEN

Path to side access. Lawn front with lavender.

REAR GARDEN

Enclosed timber panel fencing. Lawn and borders to side and rear. Outside tap. Brick outbuilding.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Maisonette

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 – Electric Heating

Parking – Garage

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

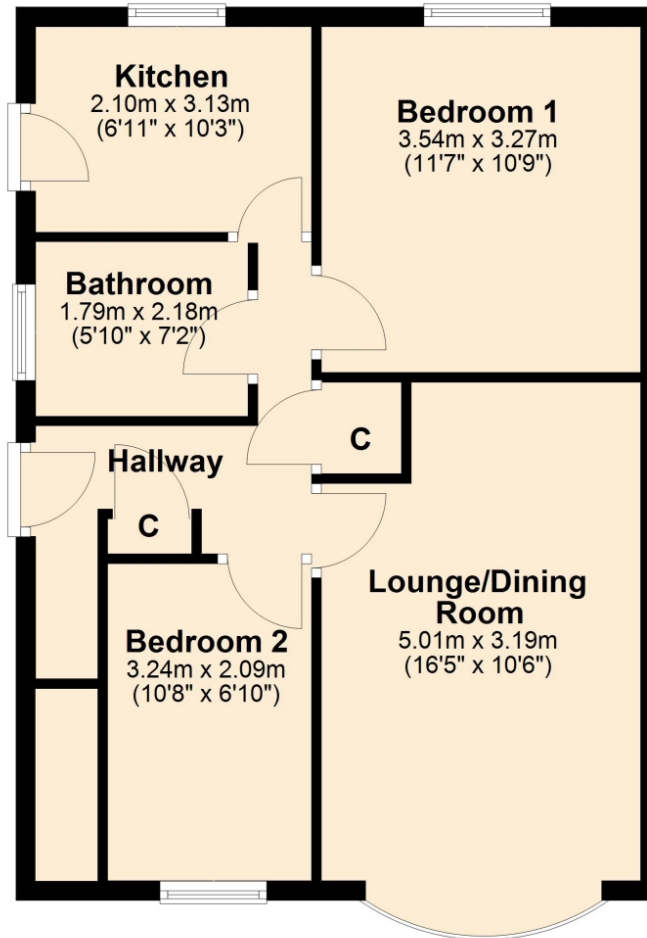
AGENTS NOTES

i Viewings by appointment only through us 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. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152