



www.jacksongrundy.com

Port Road, Duston, NN5 6NN

£130,000 Maisonette

2 1 1



Department: Sales

Tenure: Share of Freehold

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 welcome to the market this ground floor two bedroom maisonette in need of full refurbishment.

Features & Utilities

- ✓ No Chain
- ✓ Ground Floor Maisonette
- ✓ Off Road Parking
- ✓ Gas Radiator Heating & Double Glazing
- ✓ 99 Year Lease From January 1984
- ✓ No Investors
- ✓ Great First Home
- ✓ Charges £600 PA
- ✓ 1/10 Share Of Freehold
- ✓ Sinking Funding In Place

Property Overview

Jackson Grundy welcome to the market this ground floor two bedroom maisonette in need of full refurbishment. The accommodation comprises private entrance, lounge, kitchen, two bedrooms and a bathroom. Further benefits include double glazing, electric heating, parking. The sale also includes a 1/10th share of the freehold. EPC Rating: TBC. Council Tax Band: BEPC Rating: D. Council Tax Band: A

HALL

Obscure uPVC double glazed front door. Fuseboard. Electric wall mounted heater. Door to:

LOUNGE/DINER 3.66m x 4.09m (12' x 13'5")

Box Bay uPVC double glazed window to front elevation. Radiator. Door to:

KITCHEN 3.76m x 2.07m (12'4" x 6'9")

uPVC double glazed window to front elevation. Wall and base unit units. One and a half stainless steel sink with mixer tap. Gas hob and oven. Wall mounted boiler. Space for appliances. Splash back tiling.

SHOWER ROOM

Corner shower cubicle with shower over, WC and pedestal wash hand basin. Lino flooring. Fully tiled. Extractor.

BEDROOM ONE 2.74m x 3.96m (8'11" x 12'11")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.56m x 2.16m (11'8" x 7'1")

Two uPVC double glazed windows to rear elevation. Radiator.

COMMUNAL AREAS

Enclosed by fencing. Patio. Shed storage. Parking area.

LEASE DETAILS

LEASEHOLD INFORMATION We have been advised of the following: -Charges – £600 paLength of Lease: 99 year lease from January 1994.This

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

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 – Share of Freehold

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 – 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

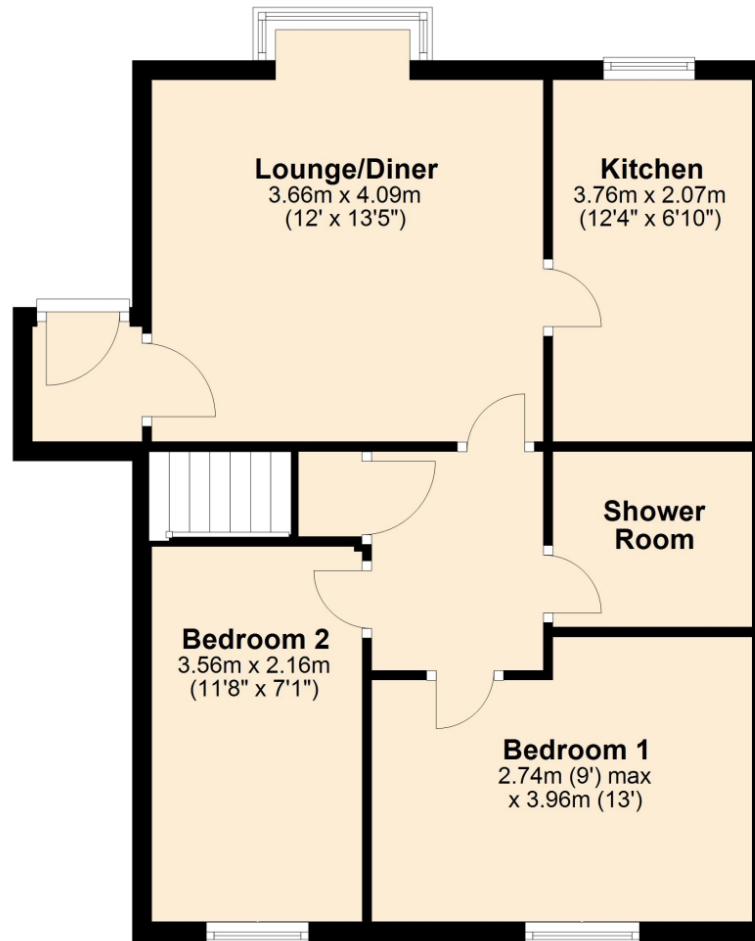
AGENTS NOTES

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

Floor Plan

Approx. 54.6 sq. metres (587.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 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