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# Ruskin Road, Kingsthorpe, NN2 7SY

£156,000 Flat

2 1 1



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

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## Property Summary

Jackson Grundy are pleased to bring to the market this well presented two bedroom first floor apartment with an allocated parking space situated within walking distance of the local amenities of Harborough Road, Kingsthorpe to include supermarkets, bus stops, pharmacies, hairdressers and restaurants. The accommodation comprises communal entrance hall with intercom secure entry, internal hallway, two good sized bedrooms, kitchen/lounge/dining room and bathroom comprising toilet, sink and bath with shower over. The property was constructed in 2019 therefore benefits from modern fittings and appliances throughout. It has been maintained to a good standard and remains in good order and condition. Outside there is also an allocated parking space. Offered with no onward chain this is an ideal first time purchase or investment.

EPC Rating: B. Council Tax Band: B.

We have been advised of the following: Ground rent £332.98 pa (review date January – Yearly). Service Charge £2016.00 pa (December – 6 Monthly) Lease length to be confirmed but is estimated to be 250 year lease from 2019. This information would need to be verified by your chosen legal representative.

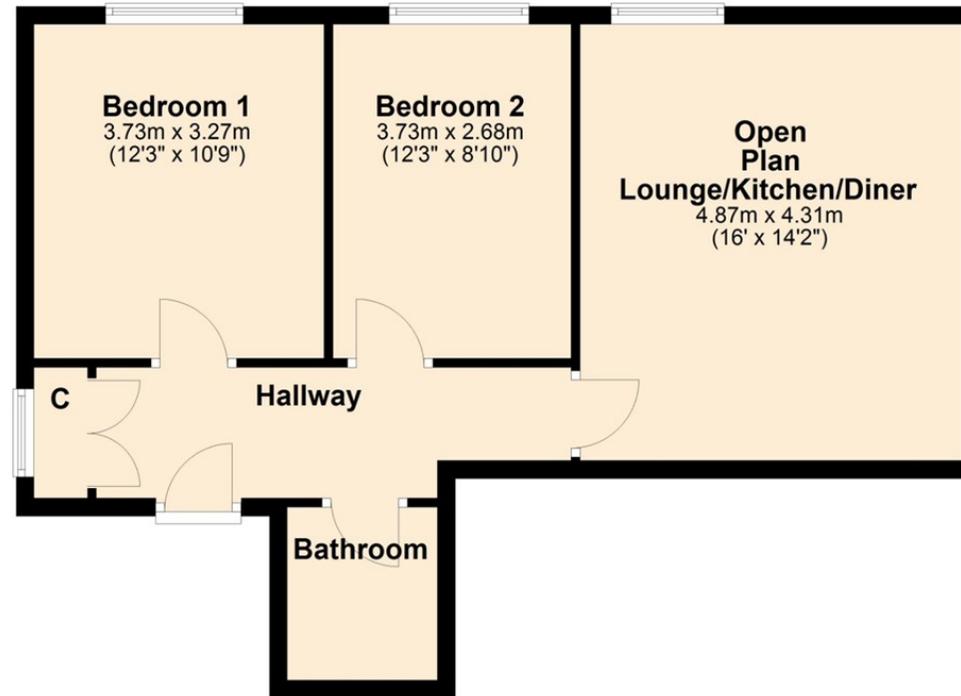




# Floorplan

## Floor Plan

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

## 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 marketed 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.



## 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd

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