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Second Lane, St James, NN5 5FE

£139,995 Apartment



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

TOP FLOOR APARTMENT WITH PRIVATE OUTDOOR BALCONY. A wonderful opportunity to acquire this lovely second floor flat situated on the popular ?Life-building? development, with all local amenities close by.

Features & Utilities

- ✓ Top Floor Apartment
- ✓ One Double Bedroom
- ✓ Lounge Open Plan to Fitted Kitchen
- ✓ Bath With Shower Over
- ✓ Private Balcony
- ✓ Allocated & Visitor Parking Bays



Property Overview

TOP FLOOR APARTMENT WITH PRIVATE OUTDOOR BALCONY. A wonderful opportunity to acquire this lovely second floor flat situated on the popular 'Life-building' development, with all local amenities close by. The flat benefits from gas central heating, timber framed double glazing, intercom entry with entrance door in to hallway with storage cupboard, bathroom with shower over bath, one double bedroom with fitted wardrobes, dual aspect living room open plan to kitchen with fitted cooking appliances and a door to the private outside balcony. Viewing comes highly recommended. EPC Rating: C. Council Tax Band: C.

We have been advised of the following: Ground rent £1 (review date TBC). Service Charge £840.00 pa (review date TBC) 999 year lease from January 1st 2001. This information would need to be verified by your chosen legal representative.

HALLWAY

Intercom receiver. Deep airing cupboard housing boiler/hot water storage unit.

LOUNGE/DINING ROOM 3.66m x 5.64m (12'0 x 18'6)

Dual aspect double glazed windows to side elevation. Double doors to private balcony large enough for two seated people. Two radiators. Opening to:

KITCHEN AREA 2.69m x 2.49m (8'10 x 8'2)

Double glazed window to front elevation. Wall and base units with work surfaces over. Built in gas hob, electric oven and extractor. Single drainer stainless steel sink with mixer tap over. Space for washing machine. Built in dishwasher and fridge/freezer.

BATHROOM 1.75m x 2.34m (5'9 x 7'8)

Suite comprising panelled bath with shower over, wash hand basin and low level WC in vanity unit.

BEDROOM 4.52m x 4.52m (14'10 x 14'10) Max

Two double glazed window to front elevation. Radiator. Built in double wardrobe.

OUTSIDE

PARKING

Allocated parking bay 18c. Separate visitor parking bays.

LEASE INFORMATION

We have been advised of the following:

Ground Rent: £1

Review Date: TBC

Service Charge: £840.00 pa

Review Date: TBC

Lease Length: 999 year lease from January 1st 2001.

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

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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).

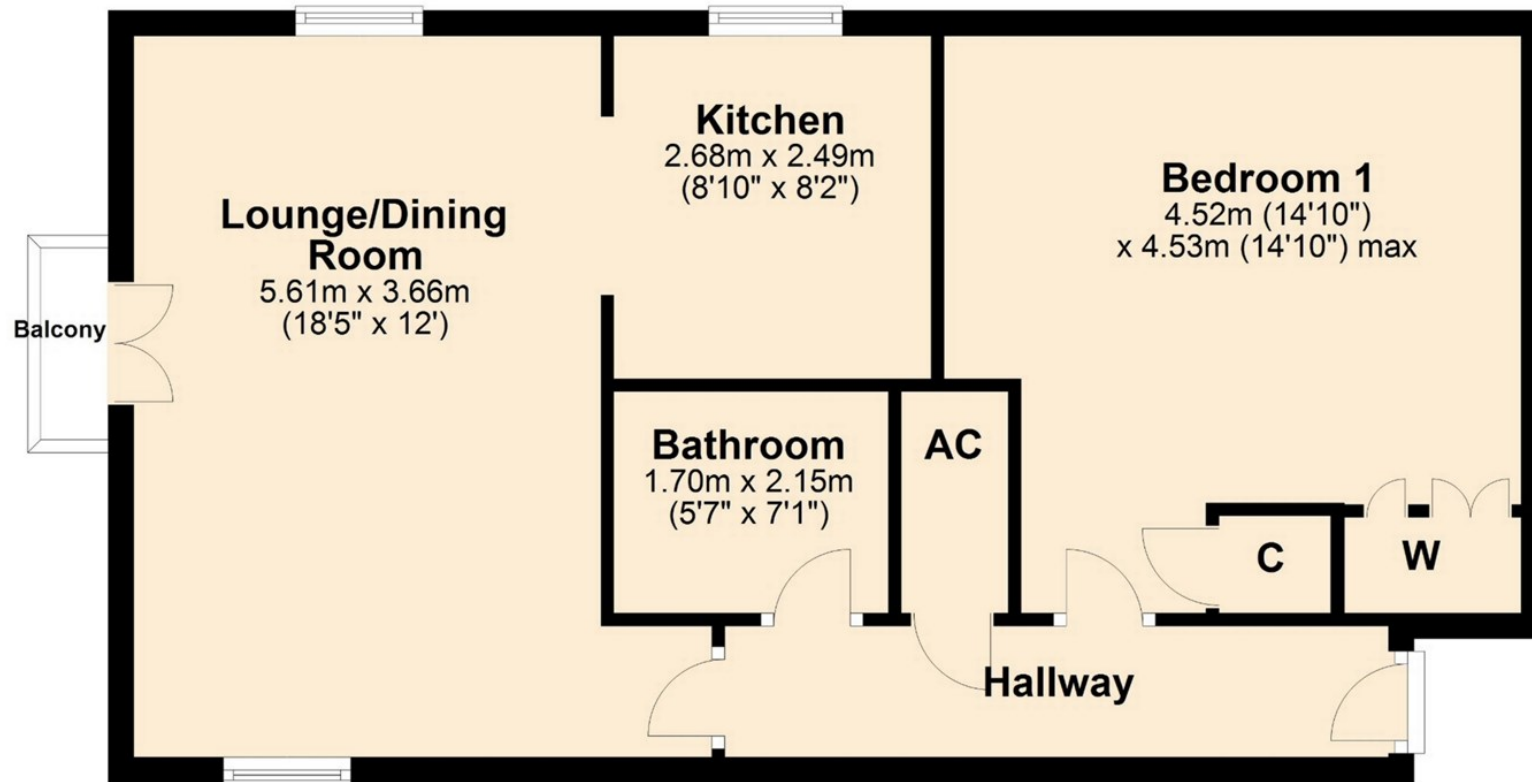
AGENTS NOTES

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.

Floorplan

Floor Plan

Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 60.1 sq. metres (647.0 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

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