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# Sheep Street, Northampton, NN1 2LZ

£325,000 Town House

5 2 1



**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

SECURE GATED DEVELOPMENT. A deceptively spacious, three storey, town house located on a private, gated, development with undercover parking in the heart of NN1 Town Centre and less than a mile from the railway Station.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Approx. Half a Mile Walk to Railway Station
- ✓ Three Storey Living
- ✓ Five Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Full Width Roof Garden
- ✓ Undercover Car Parking
- ✓ Highly recommended

# Property Overview

SECURE GATED DEVELOPMENT. A deceptively spacious, three storey, town house located on a private, gated, development with undercover parking in the heart of NN1 Town Centre and less than a mile from the railway Station.

The property further benefits from gas central heating via a combination boiler, double glazed, feature, sash style windows and a full width walk on roof terrace with views over the surrounding area including the church of the Holy Sepulchre.

Internally, the property offers an entrance door with spyhole with central stairs to the first floor with wrap around living accommodation of lounge, dining and kitchen space. To the second floor is a landing with access to the main bedroom having a dressing area and en-suite shower room, two further bedrooms and a family bathroom, with a further two double bedrooms found on the top floor each with full width built in cupboards and French doors opening onto the roof terrace with ornate railing around and views beyond.

Outside, the development is entered via a buzzer intercom pedestrian gate with electric double gates opening to the carparking. No.22 has two spaces in tandem in the undercover area.

EPC Rating: B. Council Tax Band: E

## LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £1560 pa

Review Date – TBC

Ground Rent: £250 pa

Length of Lease: 125 year lease from 2007

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

## GROUND FLOOR

**HALLWAY**

**FIRST FLOOR**

**BEDROOM ONE**

**BEDROOM TWO (EN-SUITE)**

**BEDROOM FIVE**

**BATHROOM**

**SECOND FLOOR**

**LOUNGE/DINING ROOM**

**KITCHEN**

**WC**

**THIRD FLOOR**

**BEDROOM THREE**

**BEDROOM FOUR**

**OUTSIDE**

**ALLOCATED PARKING**

**MATERIAL INFORMATION**

Type – Town House

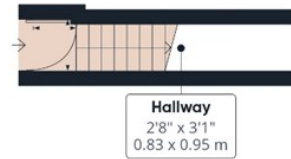
Age/Era – Ask Agent  
Tenure – Leasehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band E  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central 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  
Rights and Easements – Ask Agent

### AGENTS NOTES

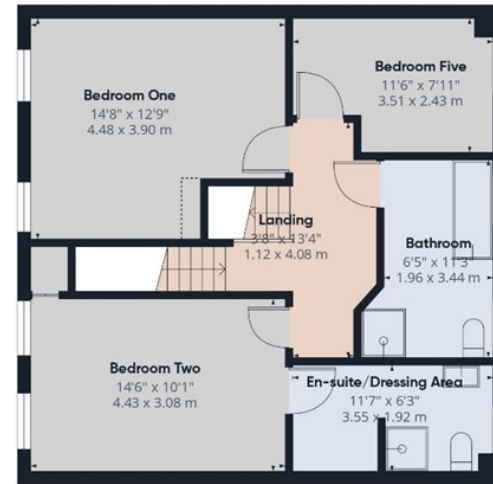
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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 marketing 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.

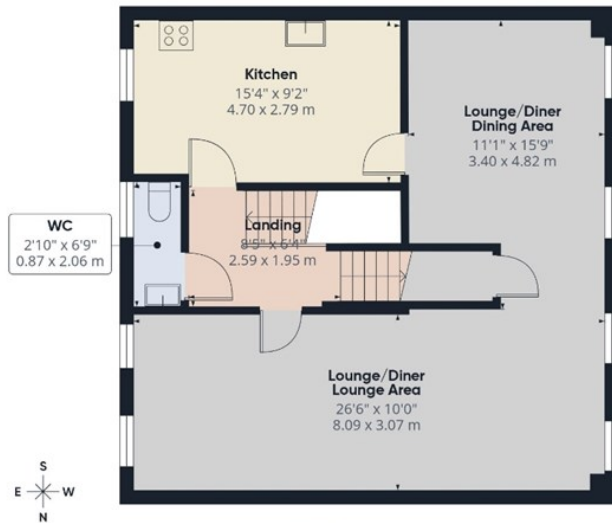
# Floorplan



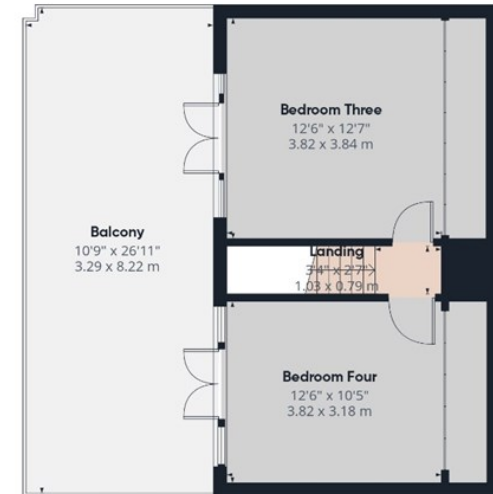
Floor 0



Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1699 ft<sup>2</sup>  
157.9 m<sup>2</sup>

**Balconies and terraces**

290 ft<sup>2</sup>  
26.9 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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.

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