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# Sheep Street, Northampton, NN1 2LZ

£290,000 - Offers Over End of Terrace

5 2 1



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk



## 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.

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

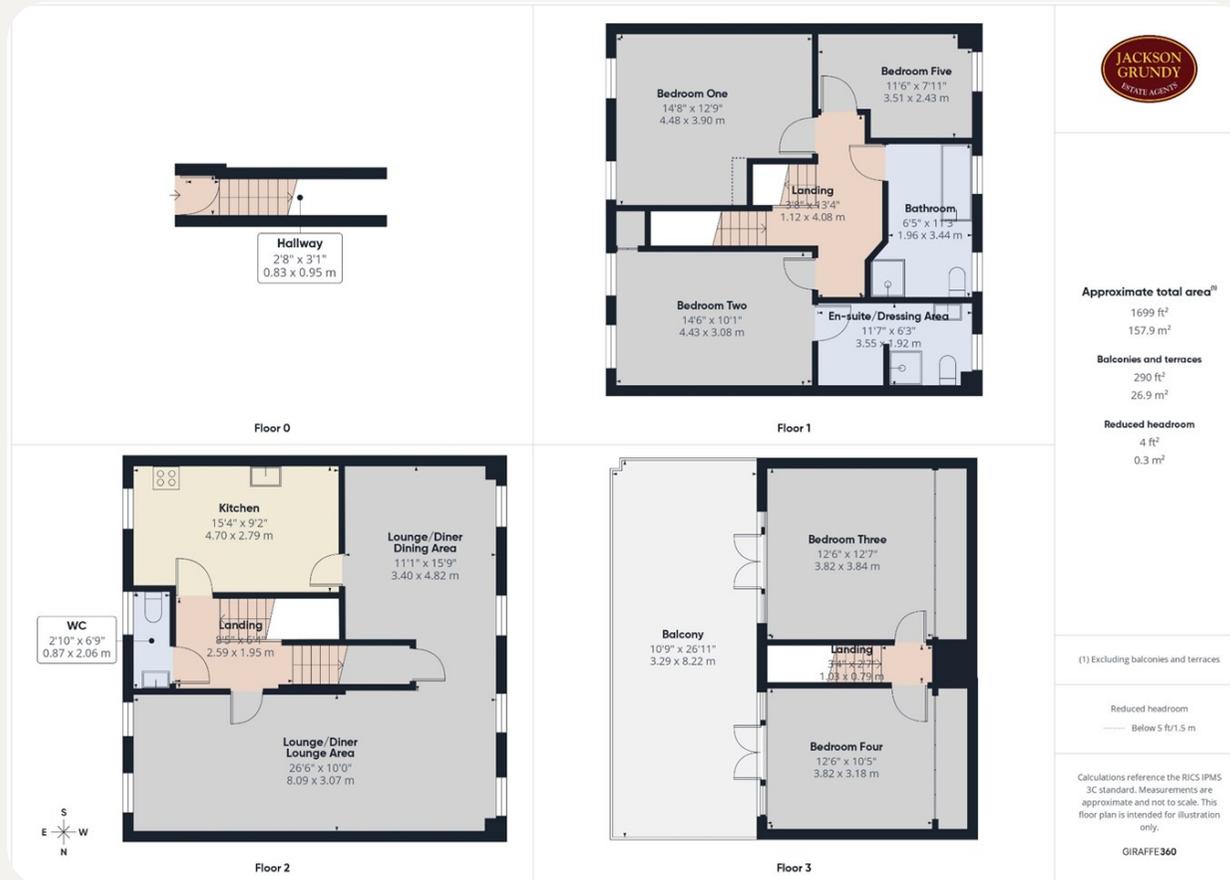
Length of Lease: 125 year lease from 2007

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





# Floorplan



## 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.



## 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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