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St. Crispin Crescent, St Crispin, NN5 6GD

£120,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Duston
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Jackson Grundy are delighted to welcome to the market this well presented top floor one bedroom apartment, an ideal first home with 105 years on the lease.

- ✓ Well Presented
- ✓ Top floor
- ✓ One Bedroom
- ✓ Gas Radiator Heating & uPVC Double Glazing
- ✓ Allocated Parking
- ✓ Service Charge £1640 pa
- ✓ Ground Rent £150
- ✓ 125 Year Lease As Of 2005
- ✓ Ideal First Home

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented top floor one bedroom apartment, an ideal first home with 105 years on the lease. The accommodation comprises well tended communal areas, secure intercom entry into the hallway, bathroom, double bedroom with built in wardrobe, open plan kitchen/lounge/dining with Juliet balcony and country views. Further benefits include gas central heating, uPVC double glazing and allocated parking. EPC Rating: TBC. Council Tax Band: A

HALL

Secure intercom entry. Cupboard housing combination boiler (2.5 years old). Doors to:

KITCHEN/LOUNGE/DINING ROOM 4.46m x 3.37m (14'7" x 11')

uPVC French doors to rear elevation, leading to Juliette balcony. uPVC window to side elevation. Radiator. Wall and base units. Gas hob, oven and grill. Space for washing machine, fridge/freezer and dishwasher. Tiling to splash back areas. Spotlights. Wood effect flooring.

BEDROOM 2.24m x 3.71m (7'4" x 12'2")

uPVC French doors to rear elevation, leading to Juliette balcony. Radiator. Built in wardrobe. Access to loft space.

BATHROOM

Radiator. Suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Tiling to splash back areas. Tiled floor. Shaver point. Extractor. Spotlights.

COMMUNAL AREAS

Hall, stairs and landing. Parking at rear.

LEASEHOLD INFORMATION

LEASEHOLD INFORMATION We have been advised of the following: -Service Charge – £1640 pa Review Date – TBC Ground Rent: £150 Length of Lease: 105 years remaining on lease. 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 – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Central Heating, Gas Central Heating

Parking – Ask Agent

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

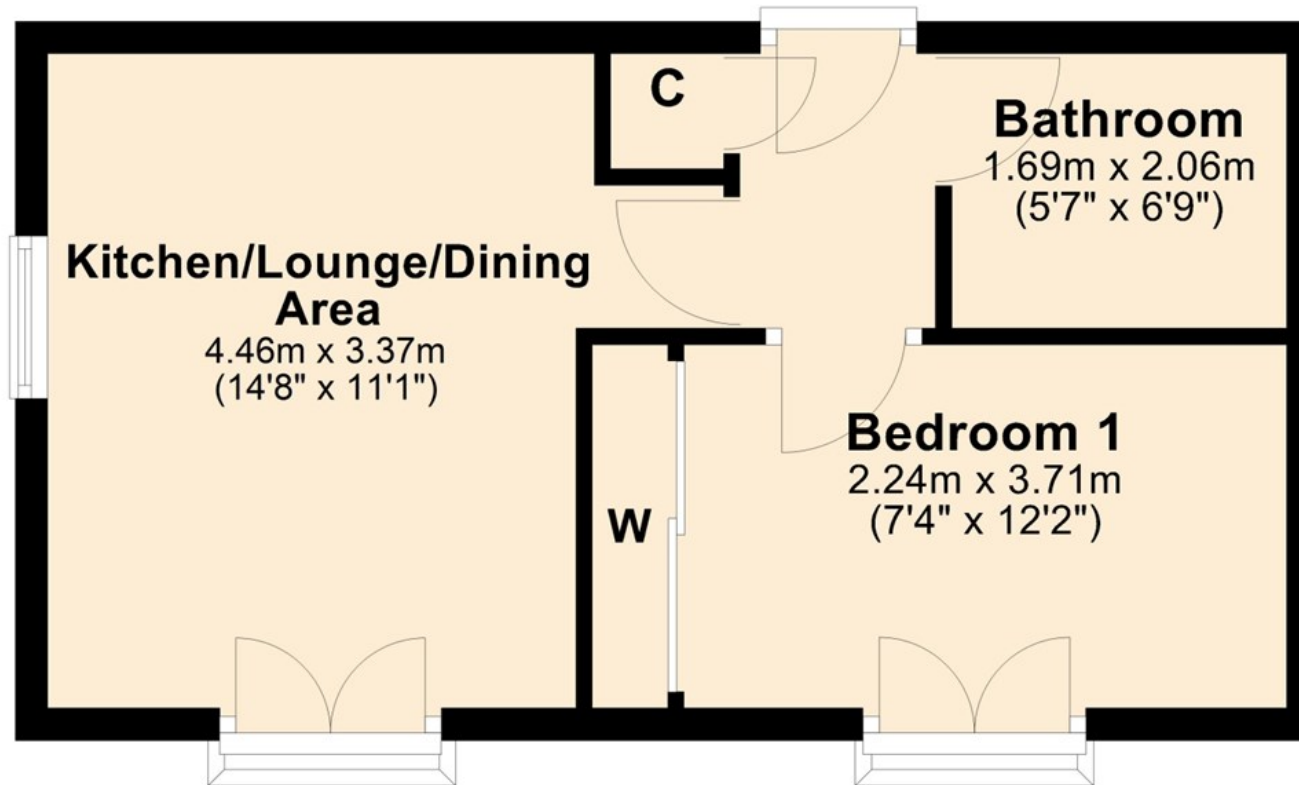
AGENTS NOTES

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. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 30.7 sq. metres (330.7 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
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