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St. Edmunds Court, St. Edmunds Road, Northampton, NN1 5EF

£150,000 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington
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Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk





Property Summary

An immaculately presented two bedroom apartment, positioned in a great location, close to Northampton General Hospital. The apartment is situated behind electric gated doors and comes with off road parking.

Features & Utilities

- ✓ Two Bedroom Apartment
- ✓ Well Presented
- ✓ En-Suite
- ✓ Off Road Parking Space
- ✓ Central Location
- ✓ No Chain

Property Overview

INVESTORS ONLY. An immaculately presented two bedroom apartment, positioned in a great location, close to Northampton General Hospital. The apartment is situated behind electric gated doors and comes with off road parking. The accommodation comprises entrance hall with storage cupboard housing the combination boiler and plumbing for washing machine, two double bedrooms, en-suite to bedroom one, family bathroom and a kitchen/living area fitted with built in appliances. The property is offered with no onward chain. Please call 01604 231111. EPC Rating: B. Council Tax Band: C

We have been advised of the following: Ground rent £300.00 pa (review date TBC). Service Charge 1678.00 pa (review date TBC). 999 year lease from 1/6/2016. This information would need to be verified by your chosen legal representative.

HALLWAY

Entrance door. Storage cupboard housing combination boiler and space and plumbing for washing machine. Doors to:

BATHROOM 1.57m x 2.49m (5'2 x 8'2)

Obscure uPVC double glazed window to side elevation. Towel rail. Suite comprising low level WC, wash hand basin and panelled bath with shower over.

BEDROOM ONE 4.80m x 3.40m (15'9 x 11'2) Max

uPVC double glazed window to side elevation. Radiator.

EN-SUITE 1.60m x 2.31m (5'3 x 7'7)

Obscure uPVC double glazed window to rear elevation. Three piece suite comprising low level WC, wash hand basin and walk in shower unit. Towel rail.

BEDROOM TWO 2.69m x 3.40m (8'10 x 11'2)

Two uPVC double glazed window to rear elevation. Radiator.

KITCHEN/LIVING ROOM 4.85m x 5.08m (15'11 x 16'8) Max

Three uPVC double glazed windows to side elevation. The kitchen area is fitted with a range of wall and base units with work surfaces over. Built in oven, gas hob and extractor. Built in dishwasher and fridge/freezer. Engineered wooden flooring. Tiling to splash back areas.

OUTSIDE

PARKING

One parking space accessed via private electric gates.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £1678 per annum

Review Date – TBC

Ground Rent: £300 per annum

Length of Lease: 999 year lease starting from 1/6/2016.

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

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

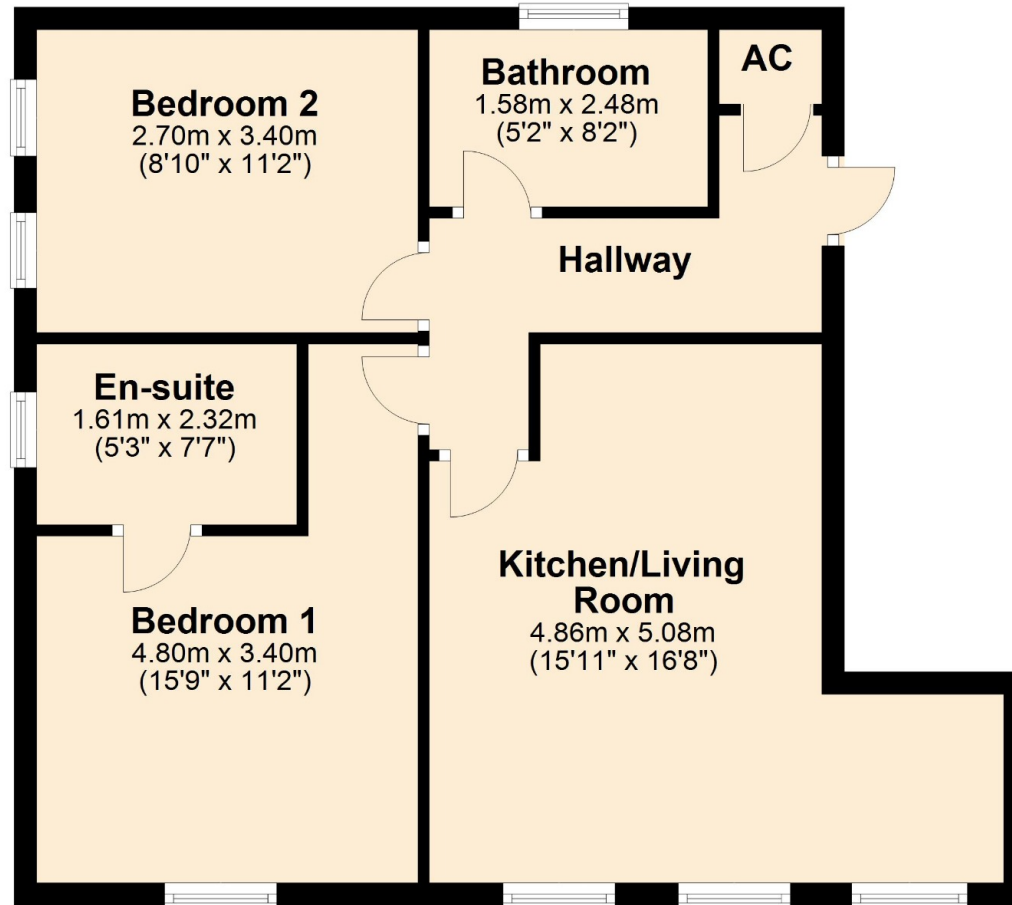
AGENTS NOTES

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. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 55.9 sq. metres (602.1 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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