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## Standside, St James, NN55FG

£140,000 Flat



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

Department: Sales

Tenure: Leasehold





## Property Summary

Jackson Grundy are pleased to market this one bedroom ground floor apartment in the ever popular lift tower development.

## Features & Utilities

- ✓ One Bedroom Apartment
- ✓ Ground Floor
- ✓ Beautifully Presented
- ✓ Allocated Parking
- ✓ Outdoor Space
- ✓ Gas Heating
- ✓ Close to Local Amenities

# Property Overview

Jackson Grundy are pleased to market this one bedroom ground floor apartment in the ever popular lift tower development. The property is beautifully presented and benefits from allocated parking, gas central heating and an outdoor patio area. In brief, the accommodation comprises of an entrance hall, open plan living/kitchen area, a generous size bedroom and bathroom. Close to local amenities and just a stones throw away from the Northampton Saints Ground, this would make the perfect first time buy or investment opportunity. Early viewing is advised to appreciate the space offered. EPC Rating: C. Council Tax Band: B

## HALLWAY

Entrance door. Storage cupboard housing boiler. Radiator. Doors to:

## LOUNGE/DINER/KITCHEN

Lounge/Dining Area: 3.47m x 4.53m (11'4 x 14'10) Kitchen Area: 2.47m x 2.06m (8'1 x 6'9) Double glazed windows to front and rear elevations. The kitchen area is fitted with a range of wall and base units with work surfaces over. Sink and drainer. Five ring gas hob, electric oven and extractor. Space for washing machine and fridge/freezer. Two radiators.

## BEDROOM 3.86m x 3.29m (12'7" x 10'9")

Double glazed obscure patio doors to rear elevation. Radiator.

## BATHROOM 2.71m x 2.06m (8'10" x 6'9")

Double glazed obscure window to front elevation. Wall mounted heated towel rail. Contemporary suite comprising vanity unit with wash hand basin and WC, panelled bath with stainless steel shower head. Tiling to splash back areas. Extractor fan.

## OUTSIDE

Designated parking space with visitor parking available.

## REAR

Small patio area for seating. Communal grass area.

## LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £77.78 PCMReview Date – TBCGround Rent: £5.75 PCMLength of Lease: 100 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 B

EPC Rating – C

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 – 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

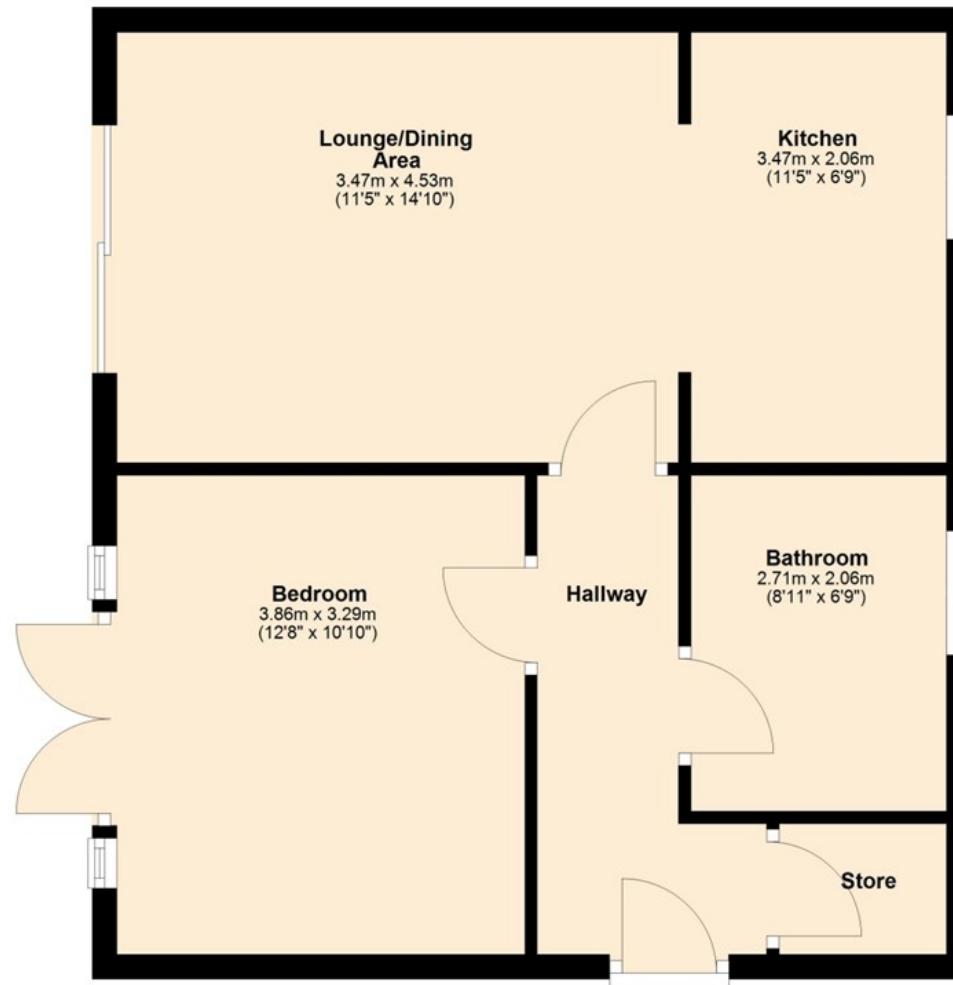
### AGENTS NOTES

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 Plan

Approx. 49.7 sq. metres (535.5 sq. feet)



Total area: approx. 49.7 sq. metres (535.5 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](http://www.jacksongrundy.com)

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