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# Timken Way South, Duston, NN5 6FE

£169,995 Flat

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented two bedroom ground floor apartment in this popular development of Duston.

## Features & Utilities

- ✓ No Chain
- ✓ Ground Floor Two Bedroom Apartment
- ✓ Private Garden
- ✓ Allocated Parking
- ✓ Gas Radiator Heating
- ✓ Refitted Shower Room
- ✓ 150 Year Lease As Of 2008
- ✓ Double Glazing

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom ground floor apartment in this popular development of Duston. The accommodation comprises entrance hall, two double bedrooms, refitted shower room, kitchen/dining room, with a rear facing living room out to the private garden. Further benefits include double glazing, gas central heating, allocated parking and the property is offered with no onward chain. EPC Rating: TBC. Council Tax Band: C

## HALL

Hardwood obscure glazed entrance door. Fitted mat. Radiator. Oak flooring. Doors to:

## KITCHEN/DINING ROOM 3.81m x 2.36m (12'6" x 7'9")

Two hardwood double glazed windows to front elevation. Radiator. Wall and base units. Stainless steel sink with mixer tap. Oven, gas hob and extractor. Space for appliances. Stainless steel splash backs. Oak flooring. Arch to lounge. Storage cupboard.

## LOUNGE 4.47m x 3.18m (14'8" x 10'5")

Hardwood double glazed French doors to private garden. Radiator. Oak flooring.

## BEDROOM ONE 4.06m x 2.92m (13'4" x 9'7")

Hardwood double glazed window to front elevation. Radiator.

## BEDROOM TWO 4.06m x 2.92m (13'4" x 9'7")

Hardwood double glazed window to rear elevation. Radiator. Built in wardrobe.

## SHOWER ROOM 2.70m x 1.93m (8'10" x 6'4")

Obscure hardwood double glazed window to rear elevation. Radiator. Suite comprising wash hand basin in vanity unit, WC and shower cubicle with sliding door. Wood effect vinyl flooring. Tiling to splash back areas. Extractor fan.

## OUTSIDE

## FRONT

Iron railings and low level brick wall. Hedges to front.

## REAR GARDEN

Enclosed by panelled fencing with gate to one parking space. Low maintenance. Stoned, patio and slate area for pots. Small shed store.

## LEASEHOLD DETAILS

We have been advised of the following: -Meedfleet Charge: £83 half year  
Review Date – TBC  
Sinclair garden: £652 half year  
Length of Lease: 150 year lease from 1.1.2008  
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 C

EPC Rating – B

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 – Lateral Living

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

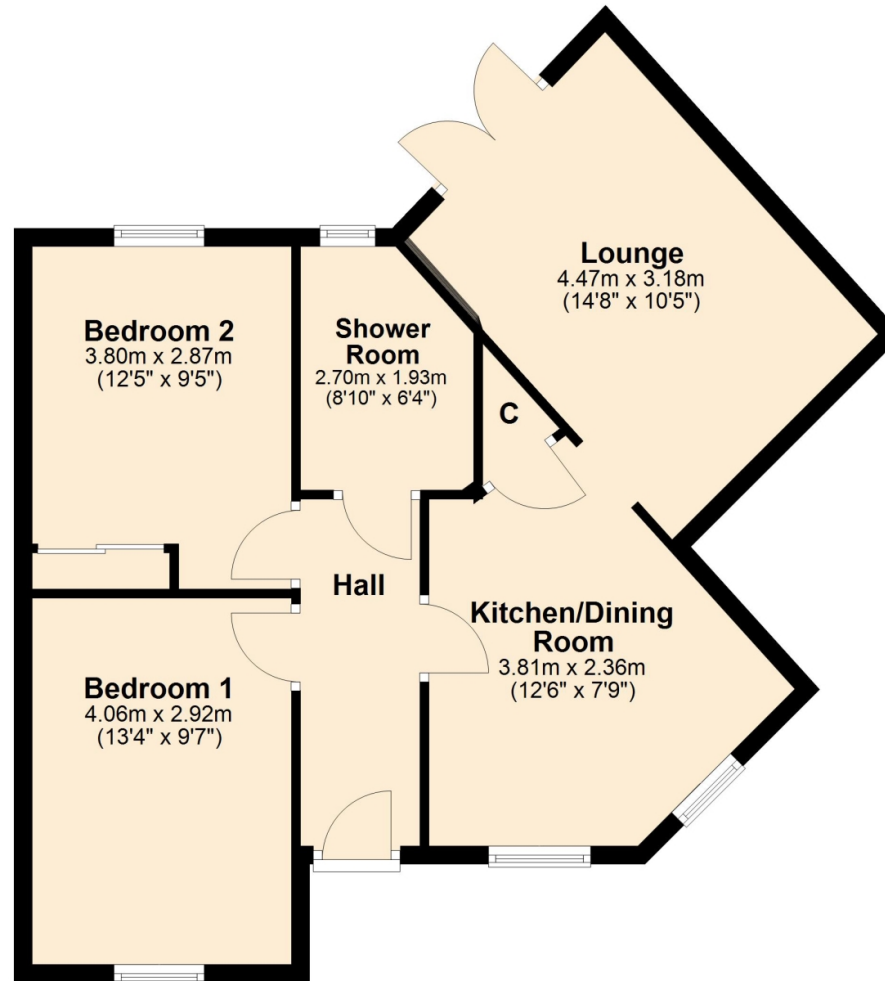
### AGENTS NOTES

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. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 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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