



www.jacksongrundy.com

Underwood House, Gregory Gardens, NN3 2BF

£135,000 Apartment

2 2 1



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 715000
Email Us kingsley@jacksongrundy.co.uk





Property Summary

Jackson Grundy are proud to offer for sale this well presented two bedroom second floor apartment in the well regarded Gregory Gardens.

Features & Utilities

- ✓ Second Floor Apartment
- ✓ Two Bedrooms
- ✓ En-Suite To Bedroom One
- ✓ Family Bathroom
- ✓ Allocated Parking
- ✓ No Upper Chain
- ✓ Great Location
- ✓ Modern Kitchen
- ✓ Close To Local Amenities
- ✓ Open Plan Kitchen/Dining Room

Property Overview

Jackson Grundy are proud to offer for sale this well presented two bedroom second floor apartment in the well regarded Gregory Gardens. The home is offered in very good condition in brief comprising an open plan kitchen/lounge, two bedrooms with an en-suite shower room to the master, and a three piece family bathroom. Outside benefits from an allocated parking space and the home is well situated to benefit from nearby amenities including convenience stores, take-aways, schools and the Weston Favell Shopping Centre is a short drive away. The home is available with no upper chain and we recommend calling to view at the earliest opportunity. EPC: C. Council Tax Band: A.

ENTRANCE

Enter via a communal entrance. Stairs. Door to the apartment.

HALLWAY

Doors to connecting rooms. Wall mounted electric storage heater. Hatch to loft.

OPEN LOUNGE/KITCHEN 3.76m x 4.88m (12'4 x 16)

Kitchen:

A range of wall and base level kitchen units with roll top work surfaces over. Integrated appliances include fitted electric oven, four ring electric hob and stainless steel extractor fan over.

High gloss white finish to units. Stainless steel sink and drainer. uPVC double glazed window to front elevation. Tiled splash backs. Space for white goods. Open plan to lounge area.

Lounge:

uPVC double glazed doors to Juliette balcony and side elevation. Wall mounted electric storage heaters.

BEDROOM ONE 3.12m x 3.12m (10'3 x 10'3)

uPVC double glazed window to front elevation. Wall mounted electric storage heater.

EN-SUITE

Three piece suite including shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Tiling to splash back areas. Extractor fan to ceiling.

BEDROOM TWO 2.74m x 1.91m (9' x 6'3)

uPVC double glazed window to side elevation. Wall mounted electric storage heater.

BATHROOM 1.96m x 1.98m (6'5 x 6'6)

Three piece suite including panelled bath, pedestal wash hand basin and low level flush WC. Tiling to splash back areas. Heated towel rail. Extractor fan to ceiling.

OUTSIDE

Allocated parking space.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

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 – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – Allocated

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge: £1001.43 pa

Review Date – April

Ground Rent: £300 pa

Review Date: April

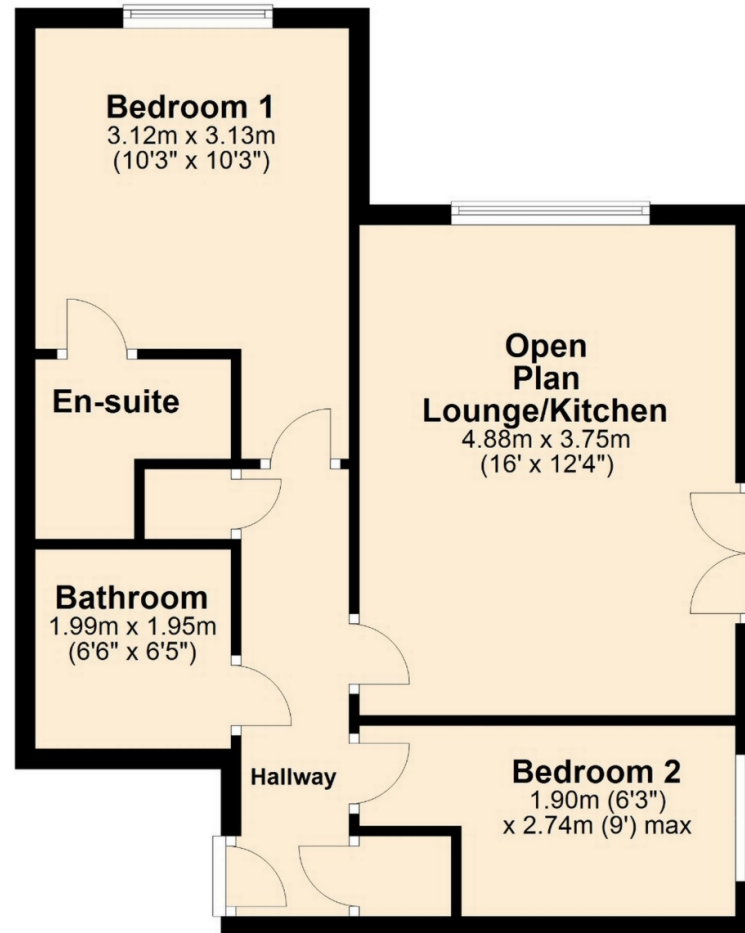
Length of Lease: 84 years remaining on lease.

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

Floorplan

Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 48.4 sq. metres (521.0 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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