



www.jacksongrundy.com

Upper Cross Street, Northampton, NN1 2SS

£120,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are proud to bring to the market this two bedroom, 8th floor apartment, ideally positioned within walking distance of Northampton Railway Station, the Bus Station, and Northampton Town Centre.

Features & Utilities

- ✓ Walking Distance To Northampton Railway Station, Bus Station, and Town Centre
- ✓ Central Location Ideal For Commuters & Local Amenities
- ✓ Private Balcony With Impressive Views Over Northampton
- ✓ Parking Available Via Resident's Permit
- ✓
- ✓

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Property Overview

The apartment is accessed via a wooden entrance door opening into a welcoming hallway with panelled flooring, a radiator, and doors leading to both bedrooms, the bathroom, storage cupboard, and the lounge/diner. The bright lounge/diner features two double glazed windows and a further door opening onto the balcony, as well as panelled flooring and a radiator. The kitchen area is fitted with wall mounted and base units with work surfaces over, a single bowl sink with mixer tap, tiled splash backs, and space for a washing machine, cooker, and fridge. Both bedrooms benefit from double glazed windows, radiators, and matching panelled flooring. The bathroom comprises panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splash back areas, and laminate flooring.

Externally, the property enjoys an elevated 8th floor position with a private balcony offering far reaching and impressive views across Northampton. The balcony provides ideal outdoor space for seating or relaxation, enhancing the appeal of this well located apartment. Additionally, parking is available via a resident's permit, offering a convenient and secure parking option for the owner.

EPC Rating: B. Council Tax Band: A

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £117.50 pcm

Review Date – TBC

Ground Rent: N/a

Length of Lease: TBC years remaining on lease.

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

EIGHT FLOOR

HALLWAY

LIVING/KITCHEN AREA

BEDROOM ONE

BEDROOM TWO

BATHROOM

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – B

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Permit Required

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

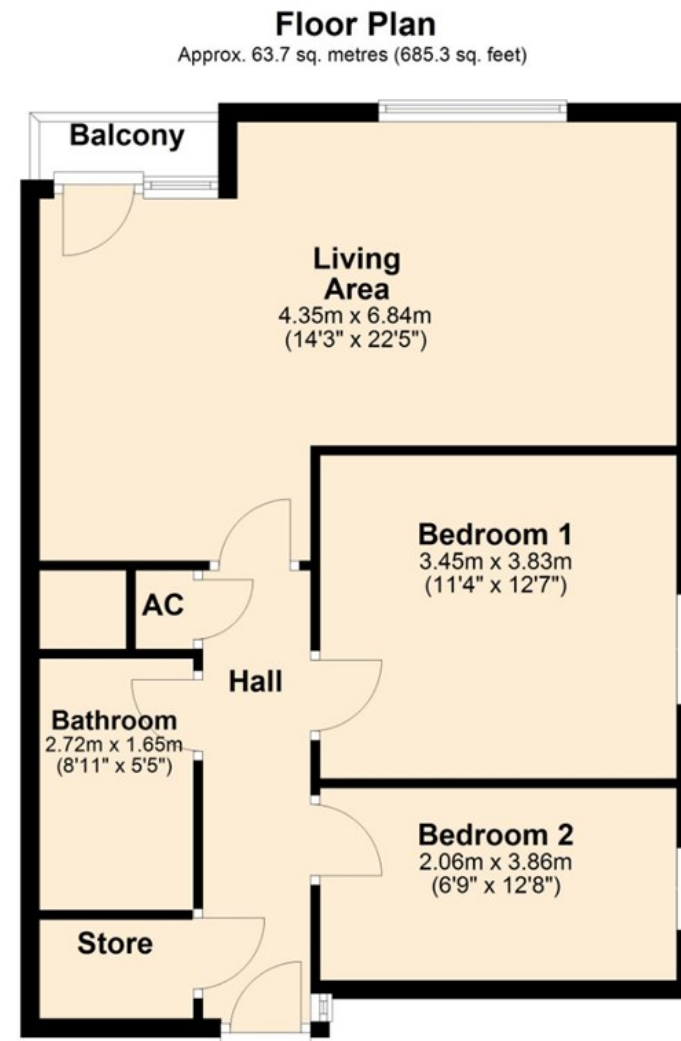
Obligations – No restrictions, No private right of way, No Public right of way

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



Total area: approx. 63.7 sq. metres (685.3 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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