



www.jacksongrundy.com

Wake Way, Grange Park, NN4 5BG

£1,750 - Monthly Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Lettings

Unfurnished





Property Summary

Jackson Grundy Lettings are pleased to offer for available let this beautifully presented four bedroom detached family home.

Lettings Information

Available From: 31 July 2024

Let Type: Long Term

Features & Utilities

- ✓ Detached Family Home
- ✓ Lounge/Diner
- ✓ Kitchen & Utility Room
- ✓ Four Bedrooms
- ✓ En-Suite to Master
- ✓ Garage & Off Road Parking
- ✓ Enclosed Rear Garden

Property Overview

Jackson Grundy Lettings are pleased to offer for available let this beautifully presented four bedroom detached family home. The property is located within the heart of Grange Park offering access to the local amenities, primary school and close by Foxfield pavilion. The accommodation comprises of an entrance porch, entrance hall, spacious lounge opening to the dining room, kitchen with room for appliances, utility room, downstairs WC and a lovely conservatory to the rear. Upstairs are four very well proportioned bedrooms, the master having built in wardrobes and an ensuite shower room and finally the family bathroom. Outside is off road parking to the front and a single garage. To the rear is a fully enclosed garden with artificial lawn, paved area, side access and a raised decking area. The property has recently been repainted throughout and a viewing is highly recommended. EPC Rating- C. Council tax band- E. Let Type – Long Term

DRAFT DETAILS

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

FEE DETAILS

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

AGENTS NOTES

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.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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 – Gas Central Heating

Parking – Driveway & Garage

Accessibility – Level

Right of Way – Ask Agents

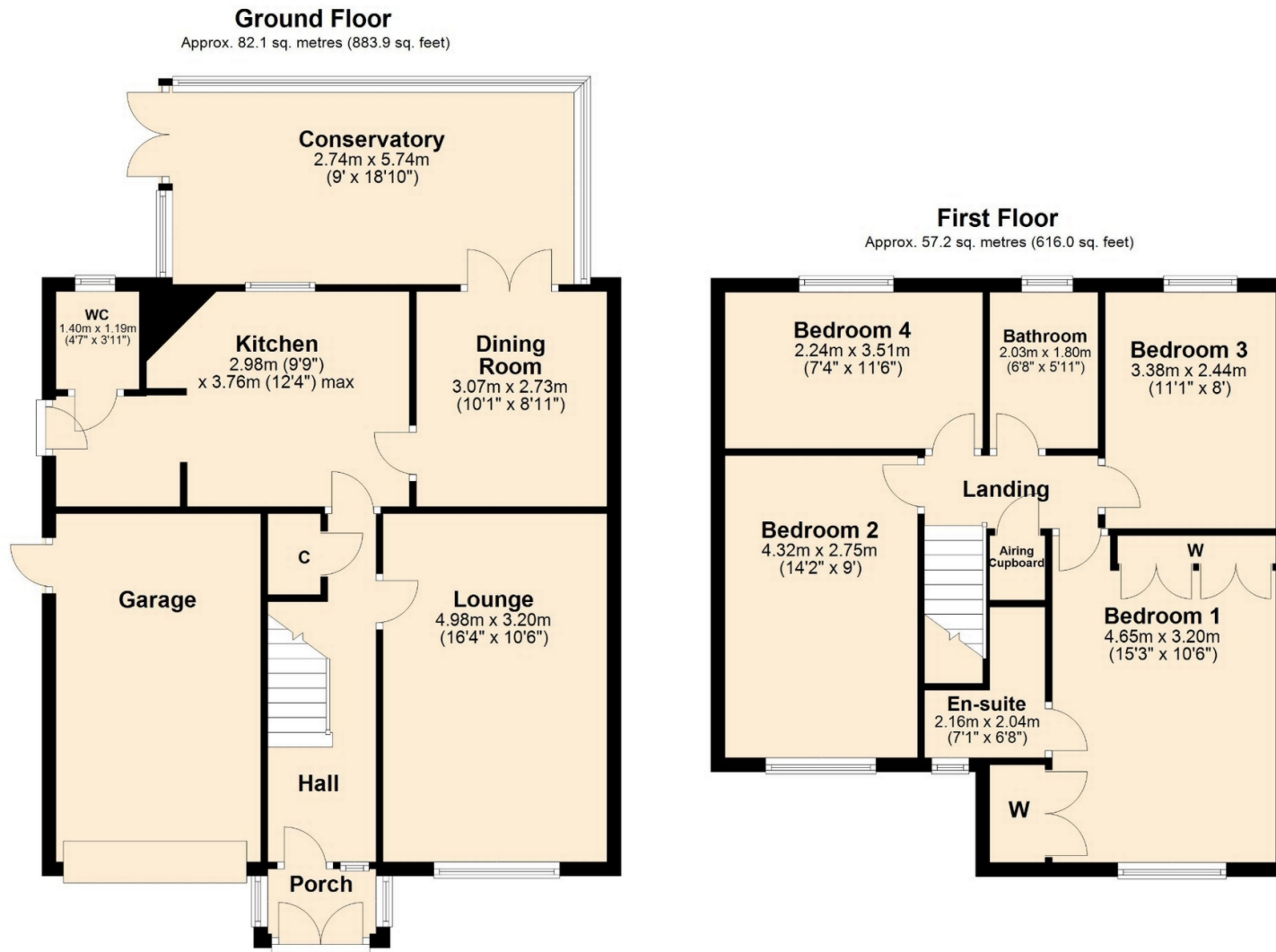
Restrictions – Ask Agents

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

Property Construction – Brick

Outstanding Building Work/Approvals – None

Floorplan



Total area: approx. 139.3 sq. metres (1499.9 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

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