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West Cotton Close, Far Cotton, NN4 8BY

£125,000 - Offers in Excess of Flat

2 1 1



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Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

Boasting fabulous riverside views from the third floor, this two bedroom apartment offers a little sanctuary from life, whilst only a stone's throw from the hustle and bustle of Northampton Town Centre. The flat is well presented and would work beautifully as a first home or as an investment.

Features & Utilities

- ✓ Third Floor Flat
- ✓ Riverside Views
- ✓ Two Bedrooms with Storage
- ✓ Town Centre Living
- ✓ Ideal Investment or First Time Buyers
- ✓ Tenant in Situ



Property Overview

Boasting fabulous riverside views from the third floor, this two bedroom apartment offers a little sanctuary from life, whilst only a stone's throw from the hustle and bustle of Northampton Town Centre. The flat is well presented and would work beautifully as a first home or as an investment. The property comprises of entrance hall, lounge and two bedrooms all enjoying the attractive open views, kitchen and bathroom. Given the accessibility to the many eateries, shopping facilities, Northampton University, and varied transport links this apartment ticks many boxes. The property currently has a tenant in situ until October 2025. EPC Rating: C. Council Tax Band: C.

ENTRANCE

Enter using door with spyhole. Intercom receiver. Storage cupboard housing the consumer unit. Radiator.

LOUNGE 4.51m x 3.54m (14'9" x 11'7")

Double glazed window to rear elevation with river views. Radiator.

KITCHEN 1.63m x 2.93m (5'4" x 9'7")

Wall mounted and base units with worktops over including stainless steel one and a half sink unit with mixer tap. Built in electric hob, oven and filter hood. Built in pantry cupboard. Built in broom cupboard.

BEDROOM ONE 3.74m x 3.18m (12'3" x 10'5")

Double glazed window to rear elevation with river views. Radiator. 'Megaflo' fitted. Fitted mirrored wardrobes with sliding doors. Cupboard housing hot water tank.

BEDROOM TWO 2.50m x 2.24m (8'2" x 7'4")

Double glazed window to rear elevation with river views. Radiator.

BATHROOM 2.11m x 1.77m (6'11" x 5'9")

Panel bath and shower over. Pedestal wash hand basin. Low level WC. Radiator.

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £2106 pa Review Date – January Ground Rent: £125 pa Length of Lease: 150 years remaining on lease as at 01/01/2002 This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Gas Central Heating

Parking – Parking

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, No easements/servitudes/wayleaves

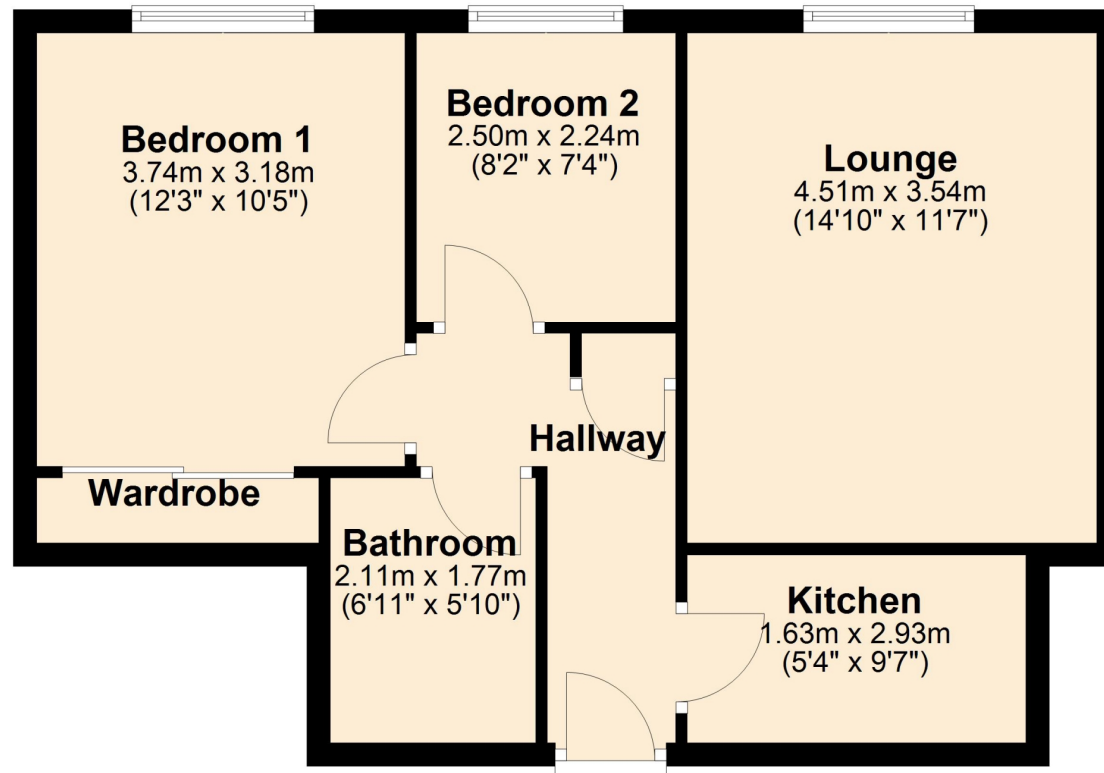
AGENTS NOTES

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

Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 50.8 sq. metres (546.6 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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