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Wildacre Drive, Little Billing, NN3 9GG

£155,000 Flat

2 1 1



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over the past year

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Department: Sales

Tenure: Leasehold



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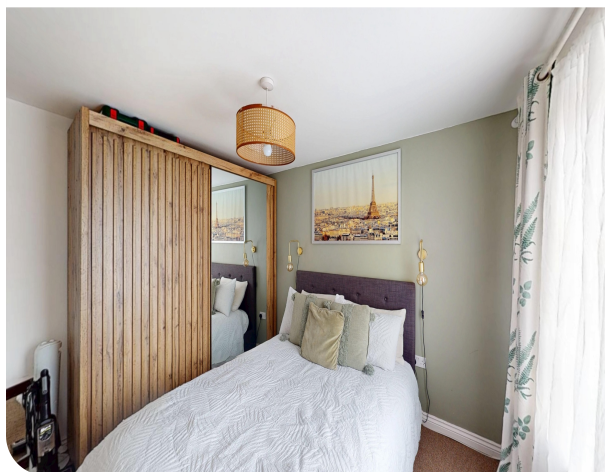


Property Summary

Offered to the market in great condition throughout is this first floor 2 bedroom apartment in the popular Little Billing area.

Features & Utilities

- ✓ Two Bedroom Flat
- ✓ Allocated Parking
- ✓ First Floor
- ✓ Double Glazed Throughout
- ✓ 115 Year Lease
- ✓ Close To A45/M1



Property Overview

Offered to the market in great condition throughout is this first floor 2 bedroom apartment in the popular Little Billing area. Enter via a communal door with stairs to the first floor landing. Accommodation comprises entrance porch, entrance hall, lounge / dining room, kitchen, bathroom and two bedrooms. The property boasts double glazing and gas central heating, as well as off road parking for one vehicle. EPC Rating: TBC. Council Tax Band: C

ENTRANCE PORCH

Door leading from communal entrance hall. Intercom system. Door to:

LOUNGE / DINING ROOM 4.50m x 3.30m (14'9" x 10'10")

uPVC double glazed window to front elevation. Radiator. Television aerial point.

KITCHEN 2.59m x 2.59m (8'6" x 8'6")

uPVC double glazed window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Inset stainless steel sink and drainer unit. Electric cooker, and gas hob. Space and plumbing for washing machine.

BEDROOM ONE 3.40m x 2.59m (11'2" x 8'6")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.79m x 2.31m (9'2" x 7'7")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Extractor.

OUTSIDE

One allocated off road parking space.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £129 pcm

Review Date – TBC

Ground Rent: £150 pa

Length of Lease: 115 years remaining on lease.

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 – £150 per annum

Service Charge – £129 per annum

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 – 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

Rights and Easements – Ask Agent

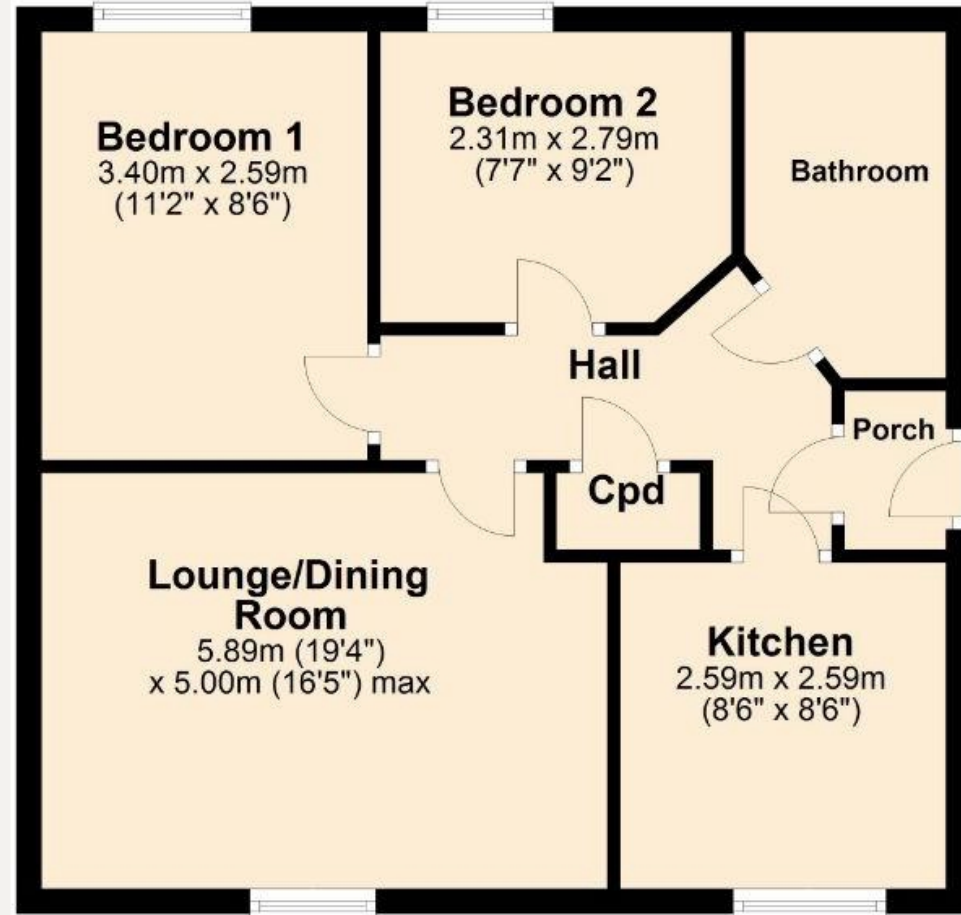
AGENTS NOTES

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

Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.9 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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