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Woolston Close, Manfield Grange, Northampton, NN3 6QJ

£220,000 Apartment

2 1 1



Department: Sales

Tenure: Leasehold

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

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Property Summary

A spacious and characterful two-bedroom top-floor apartment, set within the Grade II listed Jacobean-style Manor House of Manfield Grange. Built from Northampton ironstone and Rutland stone, this stunning building reflects the Arts and Crafts movement and is surrounded by beautiful parkland.

Features & Utilities

- ✓ Grade II Listed
- ✓ Jacobean Manor Style
- ✓ Top Floor Apartment
- ✓ Original Character Features
- ✓ Two Double Bedrooms
- ✓ Lounge/Dining Room With Vaulted Ceiling
- ✓ Two Allocated Parking Spaces
- ✓ Set Within Parkland
- ✓ Long Lease Of 196 Years Remaining

Property Overview

A spacious and characterful two-bedroom top-floor apartment, set within the Grade II listed Jacobean-style Manor House of Manfield Grange. Built from Northampton ironstone and Rutland stone, this stunning building reflects the Arts and Crafts movement and is surrounded by beautiful parkland, exclusively for residents to enjoy. The apartment retains many original period features and boasts wonderful views. The well-proportioned accommodation includes an entrance hall, lounge/dining room, fitted kitchen, bathroom, and two double bedrooms. The property also benefits from allocated parking for two cars, with the grounds and building maintenance covered within the annual service charge. Viewing is highly recommended to appreciate this unique home. EPC Rating: D. Council Tax Band: D

HALLWAY

Entrance door. Radiator. Split level. Intercom system. Airing cupboard housing combination boiler and access to loft space.

LOUNGE/DINING ROOM 6.80m x 4.35m (22'4 x 14'3)

Leaded light window to rear elevation. Two radiators. Vaulted ceiling. Ceiling beams.

KITCHEN

Contemporary wall mounted and base level cupboards and drawers with roll top work surfaces over. Stainless steel sink and drainer. Four ring gas hob, double electric oven and extractor. Built in dishwasher and fridge/freezer. Tiled floor. Built in pantry cupboard. Spotlights to ceiling.

BEDROOM ONE 3.75m x 6.99m (12'4 x 22'11)

Wood panelled windows to rear elevation. Window to front elevation. Vaulted ceiling. Two radiators Cast iron fireplace.

BEDROOM TWO 2.72m x 4.78m (8'11 x 15'8)

Wood panelled window to rear elevation. Radiator. Double built in wardrobe.

BATHROOM

Window to rear elevation. White suite comprising low level WC, sink with vanity unit and panelled bath with shower over and glass splash screen. Tiling to splash back areas.

OUTSIDE

Two allocated parking spaces. Extensive private grounds for residents to enjoy.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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 – Gas

Parking – Allocated x 2

Accessibility – N/a

Right of Way – No

Restrictions – Grade II Listed

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 – £3800 per year

Review Date – Annually

Ground Rent – £80.22 pcm

Length of Lease: 196 years remaining on lease.

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

Floorplan

Floorplan



Total area: approx. 89.4 sq. metres (962.4 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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