



www.jacksongrundy.com

Wootton Brook Close, East Hunsbury, NN4 0XU

£170,000 - Guide Price Apartment

2 1 1



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

LOVELY WALK ON BALCONY. A chance has arisen to acquire this first floor apartment on this much sought after over 55's development situated to the south of the town close to local shops, public house, the ring-road and M1 J15. KING RICHARD COURT is a purpose built assisted living residence with a live in 24-hour duty warden. The site is wheelchair accessible all areas with upper floors serviced by a lift.

The property in brief comprises communal entrance to stairwells, lift and communal gardens, entrance hallway with storage cupboard, lounge/diner with south facing walk on balcony, separate re-fitted kitchen, two double bedrooms and a good size wet-room with mains shower.

Outside landscaped communal areas including a car park for residents, staff and visitors.

This property is offered to the market with NO ONWARD CHAIN.

EPC Rating: TBC. Council Tax Band: D.

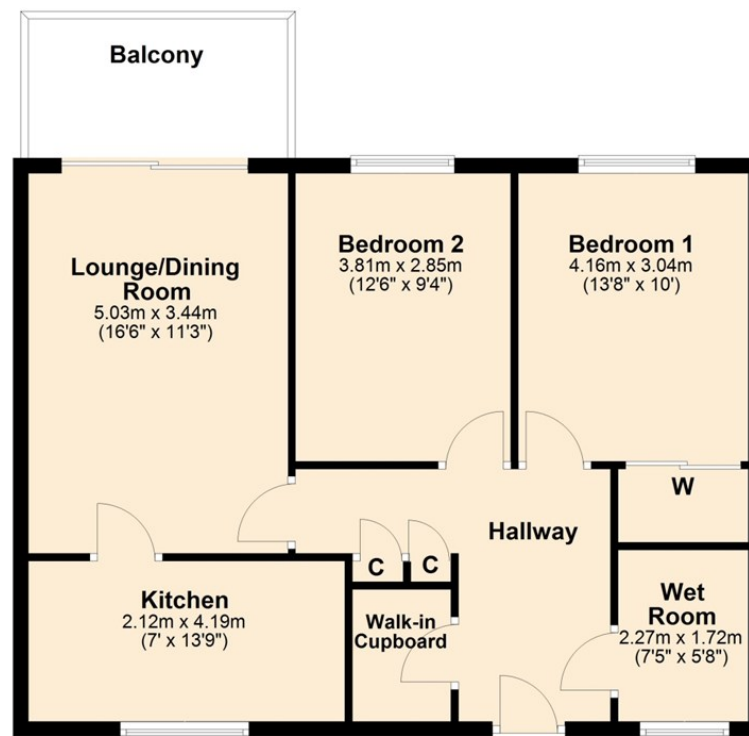




Floorplan

Floor Plan

Approx. 69.1 sq. metres (744.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.1 sq. feet)

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.



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

Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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

