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Newport Pagnell Road, Wootton  
Northampton  
Northamptonshire, NN4 6LT

£160,000 Apartment



Department: Sales

Tenure: Leasehold





## Property Summary

LOVELY TOP FLOOR VIEWS. A chance has arisen to acquire this lovely apartment on this purpose-built development situated to the south of the town close to the Ring-road and M1 J15.

## Features & Utilities

- ✓ Top Floor Apartment
- ✓ Popular Modern Development
- ✓ Two Bedrooms
- ✓ Large Sitting Room with Dining Space
- ✓ Walk-On Balcony
- ✓ Gas Central Heating
- ✓ Allocated Parking Bay
- ✓ NO CHAIN

## Property Overview

LOVELY TOP FLOOR VIEWS. A chance has arisen to acquire this lovely apartment on this purpose-built development situated to the south of the town close to the ring-road and M1 J15. The property in brief comprises communal entrance with buzzer entry, inner hallway with storage cupboard and loft hatch, lounge/diner, kitchen with fitted appliances and French doors on to balcony, two bedrooms and a bathroom with shower over bath. Outside landscaped communal areas including a car park with allocated parking space. A nicely kept home perfect for the first time or investment buyer and viewing is recommended. NO CHAIN. EPC Rating: C. Council Tax Band: B.

### ENTRANCE HALLWAY

Enter via door with spyhole. Consumer unit. Doors to:

### INNER HALLWAY

Access to loft space. Entry telephone receiver. Radiator.

### LOUNGE/DINING ROOM 4.62m x 4.15m (15'2" x 13'7")

Two double glazed windows to side elevation. Two radiators. Wood laminate flooring.

### KITCHEN 2.50m x 2.88m (8'2" x 9'5")

Double glazed French doors onto walk-on balcony. Wall mounted and base units with worktops over and includes stainless steel sink and drainer unit. Built in electric hob, oven and extractor hood. Built in dishwasher and fridge freezer. Tiled floor. Cupboard housing gas fired combination boiler.

### BEDROOM ONE 2.59m x 3.96m (8'6" x 13')

Double glazed window to side elevation. Radiator.

### BEDROOM TWO 2.85m x 2.82m (9'4" x 9'3")

Double glazed window to side elevation. Radiator.

### BATHROOM

Panel bath with shower over. Radiator. Low level WC. Wash hand basin. Extractor fan.

### OUTSIDE

Communal garden areas including bike and bin stores. Allocated parking space.

## LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge - £1488.23 pa Review Date - 1st January. Ground Rent: £125 pa. Length of Lease: 150 years remaining on lease since January 2005. 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 - Apartment

Age/Era - Ask Agent

Tenure - Leasehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band B

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 - Allocated

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

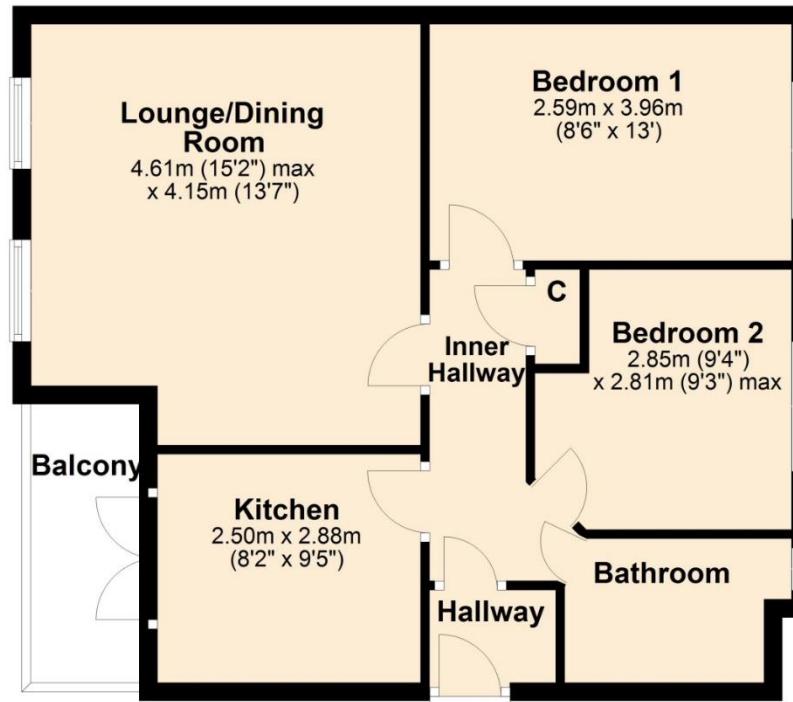
## AGENTS NOTES

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.

## Floorplan

### Ground Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 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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