



www.jacksongrundy.com

Upper Cross Street
Northampton
Northamptonshire, NN1 2SS

£120,000 Flat



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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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JACKSON GRUNDY ARE PROUD TO BRING TO THE MARKET THIS TWO-BEDROOM, 8TH-FLOOR APARTMENT, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF NORTHAMPTON RAILWAY STATION, THE BUS STATION, AND NORTHAMPTON TOWN CENTRE. ITS CENTRAL LOCATION MAKES IT AN EXCELLENT CHOICE FOR COMMUTERS AND ANYONE SEEKING CONVENIENT ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND THE VIBRANT TOWN CENTRE.

EIGHT FLOOR

- HALLWAY
- LIVING/KITCHEN AREA
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM





THE PROPERTY

The apartment is accessed via a wooden entrance door opening into a welcoming hallway with panelled flooring, a radiator, and doors leading to both bedrooms, the bathroom, storage cupboard, and the lounge/diner. The bright lounge/diner features two double-glazed windows and a further door opening onto the balcony, as well as panelled flooring and a radiator. The kitchen area is fitted with wall-mounted and base units with work surfaces over, a single bowl sink with mixer tap, tiled splash backs, and space for a washing machine, cooker, and fridge. Both bedrooms benefit from double-glazed windows, radiators, and matching panelled flooring. The bathroom comprises a panelled bath with shower over, pedestal wash hand basin, low-level WC, radiator, tiled splash back areas, and laminate flooring.

Externally, the property enjoys an elevated 8th-floor position with a private balcony offering far-reaching and impressive views across Northampton. The balcony provides ideal outdoor space for seating or relaxation, enhancing the appeal of this well-located apartment. Additionally, parking is available via a resident's permit, offering a convenient and secure parking option for the owner.

EPC Rating: B. Council Tax Band: A

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £117.50 pcm

Review Date - TBC

Ground Rent: N/a

Length of Lease: TBC years remaining on lease.

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 A
EPC Rating	B
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Permit Required
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
Rights and Easements	Ask Agent

LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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 marketed 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

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

