



www.jacksongrundy.com

Colwyn Road
Northampton
Northamptonshire, NN1 3PU

£110,000 Flat



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



ONE THIRD SHARE OF FREEHOLD JACKSON GRUNDY ARE PLEASED TO MARKET THIS UPPER FLOOR APARTMENT, REPRESENTING AN EXCELLENT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY, SITUATED WITHIN THE CENTRAL NN1 DISTRICT. THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO NORTHAMPTON TOWN CENTRE AND A WIDE RANGE OF LOCAL AMENITIES, WHILE BACKING DIRECTLY ONTO THE TOWN HISTORIC RACECOURSE, OFFERING PLEASANT OUTLOOKS AND A DESIRABLE SETTING.

FIRST FLOOR

- HALL
- LOUNGE
- KITCHEN
- BATHROOM
- BEDROOM





THE PROPERTY

One Third Share of Freehold Jackson Grundy are pleased to market this upper floor apartment, representing an excellent first time purchase or investment opportunity, situated within the central NN1 district. The property is conveniently located close to Northampton town centre and a wide range of local amenities, while backing directly onto the town's historic Racecourse, offering pleasant outlooks and a desirable setting.

The apartment is accessed via a communal entrance door and staircase leading to the main accommodation. Upon entry, the entrance hall provides stairs rising to the upper floor and useful understairs storage with hanging space for coats. The landing features carpeted flooring, a radiator, loft access and doors leading to the living area, bedroom and bathroom.

The open plan living room and kitchen enjoys a double-glazed uPVC window with views over the Racecourse, exposed beams, panelled flooring and spotlighting. There is also an airing cupboard housing the gas boiler.

The kitchen area is fitted with wall and base units with work surfaces over, a breakfast bar, tiled splashbacks, a one-bowl sink with stainless steel mixer tap, built-in oven and hob, and space for a washing machine and fridge. Additional features include tiled flooring, a radiator and spotlights.

The bedroom benefits from carpeted flooring, a radiator and two Velux windows allowing for ample natural light.

The bathroom is fitted with a four-piece suite comprising bath, separate shower, low-level WC and pedestal wash hand basin, complemented by part tiled walls, tiled flooring and a radiator.

Further benefits include gas central heating, NO ONWARD CHAIN, EPC Rating: D and Council Tax Band: A.

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £30 pcm

Review Date - N/A

Ground Rent: N/A

Length of Lease: 125 years as of 1993.

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	D
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	No Parking Available
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 UKs 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 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.

LEASEHOLD INFORMATION – Service Charge £30. Ground Rent N/A. Length of Lease: 125 years as of 1993.

FLOORPLAN

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

