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Narrowboat Lane, Pineham Lock  
Northampton, NN4 9DD  
£47,500 Apartment – 25% Shared Ownership



Department: Sales

Tenure: Leasehold



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A SUPERB, TOP FLOOR FLAT ON THE CANALSIDE DEVELOPMENT OF PINEHAM LOCKS. OFFERED FOR SALE ON THE POPULAR SHARED OWNERSHIP SCHEME (25%).

Entrance Hall  
Kitchen/Living Room  
Bedroom One  
Ensuite  
Bedroom Two  
Bathroom  
Allocated Parking





## THE PROPERTY

A chance has arisen to acquire this nicely appointed apartment being only one of six in this attractive, purpose built block on this much sought after development situated to the south of the town close to the ring road and M1 J15A. There are lovely country and canalside walks with amenities nearby at Pineham village to include a Co-op supermarket, cafe, fish and chip shop and schooling.

The property in brief comprises communal entrance with buzzer entry, entrance hallway with two cupboards, dual aspect sitting room open plan to a modern kitchen with fitted appliances, two double bedrooms with the larger boasting an en-suite shower room, and a further full bathroom with bath and shower over.

Outside landscaped communal areas including a private, electric gated car park with allocated parking space.

This is an all round nicely kept home perfect for the first time buyer to get entry level to the housing market with a 25% share on offer. Viewing is recommended.

EPC Rating: C. Council Tax Band: C

We have been advised of the following:

Ground Rent: £150.00 pa (review date - to be confirmed)

Service Charge: £1691.76 pa (review date - 01/01/2026)

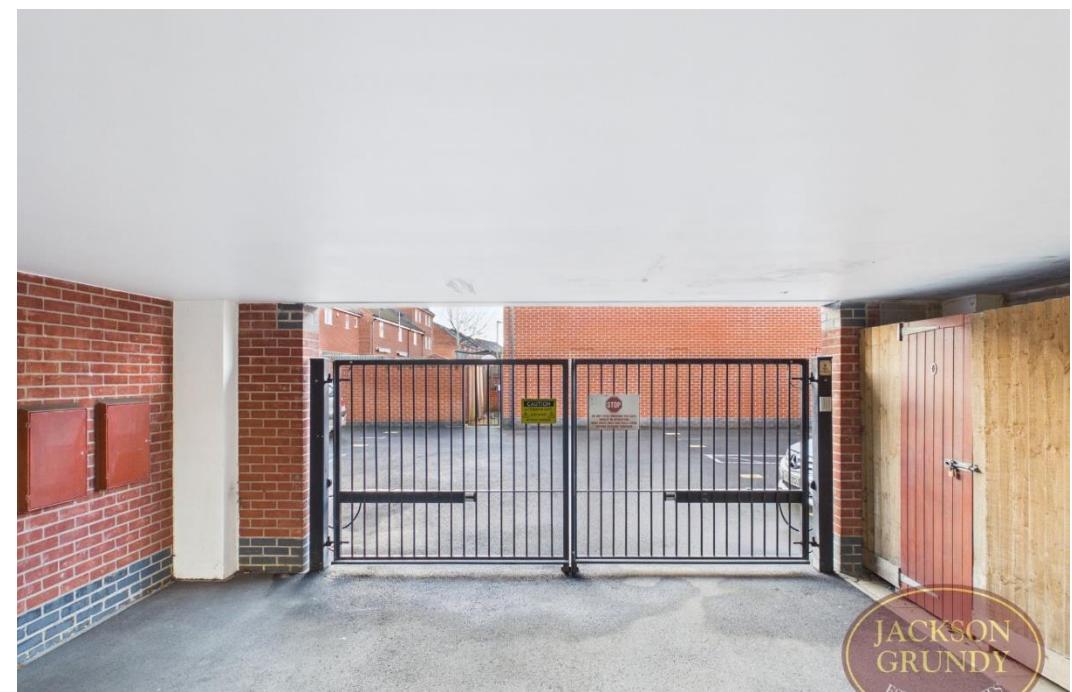
Lease Length: 99 year lease from 01/01/2014

Share: 25%

Rent: £355.13 pcm payable to Midland Heart.

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







## MATERIAL INFORMATION

|                      |                                                   |
|----------------------|---------------------------------------------------|
| Type                 | Apartment                                         |
| Age/Era              | Ask Agent                                         |
| Tenure               | Leasehold                                         |
| Ground Rent          | Ask Agent                                         |
| Service Charge       | Ask Agent                                         |
| Council Tax          | Band C                                            |
| EPC Rating           | C                                                 |
| Electricity Supply   | Mains, Solar PV Panels                            |
| Gas Supply           | Mains                                             |
| Water Supply         | Mains                                             |
| Sewerage Supply      | Mains                                             |
| Broadband Supply     | Ask Agent                                         |
| Mobile Coverage      | Depends on provider                               |
| Heating              | Central Heating, Gas Central Heating, Gas Heating |
| Parking              | Off-street, Allocated                             |
| EV Charging          | Ask Agent                                         |
| Accessibility        | Ask Agent                                         |
| Coastal Erosion Risk | Ask Agent                                         |
| Flood Risks          | Has not flooded in the last 5 years               |
| Mining Risks         | Ask Agent                                         |
| Restrictions         | Ask Agent                                         |
| Obligations          | Ask Agent                                         |
| 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 Tricklers 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 representations 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

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

