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Grafton Street
Northampton
Northamptonshire, NN1 2NW
£119,995 - LEASEHOLD Apartment



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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

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



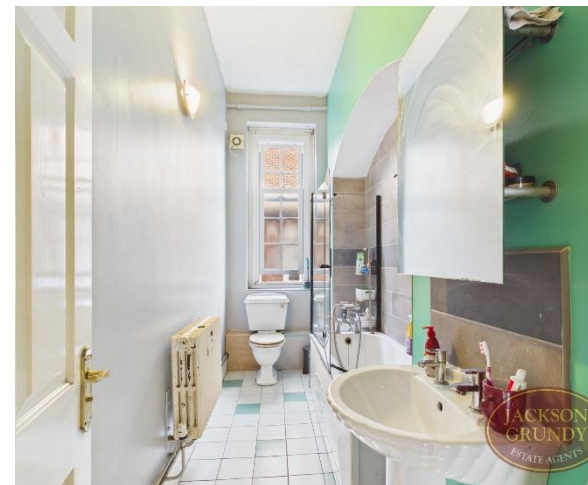
SPACIOUS FLAT CONVERSION IN A CHARACTERFUL, 1930'S
BUILDING, JUST A HALF MILE WALK TO THE RAILWAY STATION.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- KITCHEN
- BEDROOM

OUTSIDE

- PARKING
-





THE PROPERTY

A rarely available ground floor flat situated in this converted building date stoned 1936 with character features to include high ceilings. The property is situated approximately half a mile from the railway station and town centre with local amenities close by.

The property benefits from replacement uPVC double glazed sash style windows and gas central heating via replacement combination boiler.

The accommodation comprises entrance hall, sitting room with space for dining table and a door to the spacious kitchen, one double bedroom and a bathroom.

Communal outside area and a resident's car park accessed via an electronic entrance gate with fob control.

The leaseholders each own a 10% share of the freehold and outsource the maintenance to a managing company who set the annual service charge.

EPC Rating: D. Council Tax Band: B

We have been advised of the following:

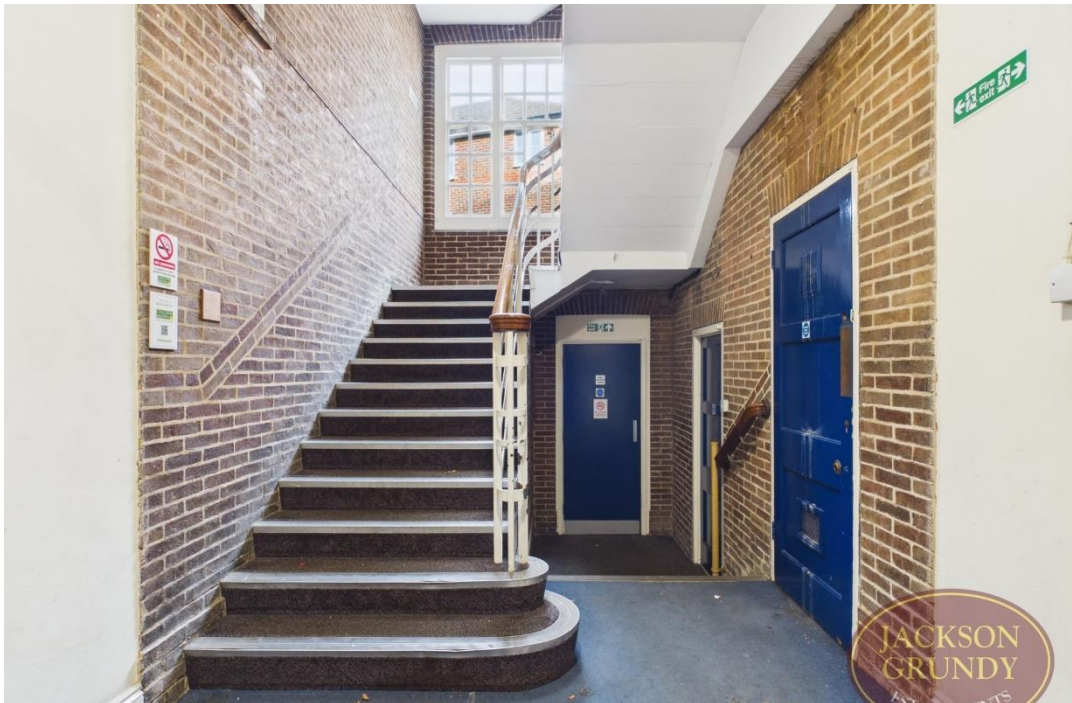
Ground Rent: N/A

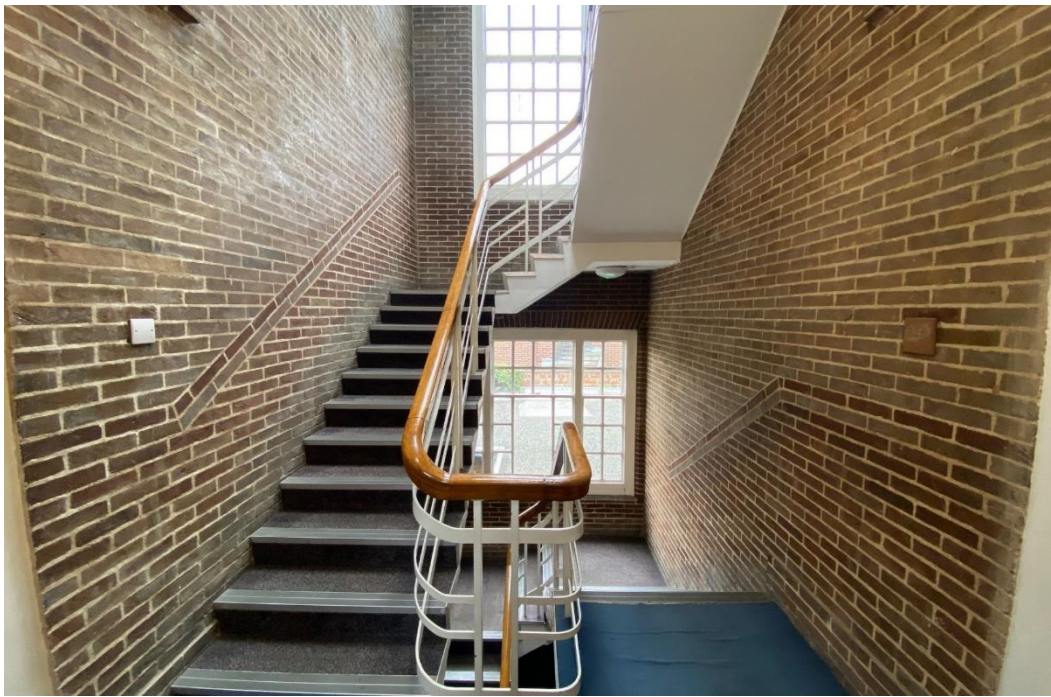
Service Charge: £1838 pa (review date - 01/01/2027)

Lease Length: 125 year lease from January 1998

1/10th Share of Freehold

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 B
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	Central Heating, Gas Central Heating, Gas Heating
Parking	Parking, Off-street, Residents, Communal
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

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.

FLOORPLAN

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

