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Henry Bird Way, Southbridge
Northampton
Northamptonshire, NN4 8GE

£130,000 Flat



Department: Sales

Tenure: Leasehold



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DUPLEX APARTMENT NEXT TO WATERSIDE UNIVERSITY. PRICED
BELOW MARKET VALUE FOR QUICK SALE.

THIRD FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM TWO
- BATHROOM
- BEDROOM ONE (EN-SUITE)





THE PROPERTY

A stylish third floor, duplex style flat situated in this purpose-built development situated south of the river in the central NN4 district of the town with all local amenities close by and a short walk to the Waterside Campus of Northampton University.

The development is entered through security door with each flat having intercom receiver. Other benefits include electric central heating and double glazing. There is an entrance hall, spacious living area with the benefit of a Juliette balcony which is lovely for letting in fresh air in the warmer months. A separate kitchen, one double bedroom and a bathroom complete the accommodation on this floor and there is a staircase rising from the hallway to an upper floor bedroom with its own shower room.

Outside is an allocated parking bay in a monitored residents' carpark. This represents an ideal first time or investment purchase.

EPC Rating: C. Council Tax Band: D

LEASEHOLD INFORMATION

We have been advised of the following:

125 Year Lease From 2000

Ground Rent: £181.04 pa

Service Charge: £2074.14 pa

Review date: January 2027.

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	Ask Agent
EPC Rating	C
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	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
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)



Floor 0



Floor 1



Approximate total area⁽¹⁾
793 ft²
73.6 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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