



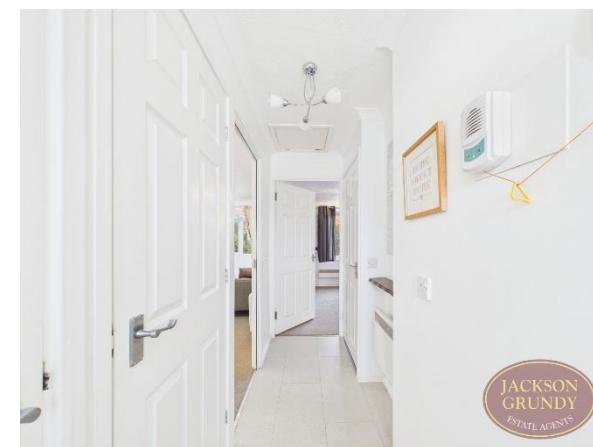
[www.jacksongrundy.com](http://www.jacksongrundy.com)

**Sheraton Close, The Headlands  
Northampton  
Northamptonshire, NN3 2NQ  
£200,000 Bungalow**



Department: Sales

Tenure: Leasehold



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AN IMMACULATE TWO-BEDROOM DETACHED BUNGALOW OFFERED TO THE MARKET WITH NO ONWARD CHAIN, SITUATED WITHIN THE HIGHLY REGARDED OVER-55S DEVELOPMENT ON SHERATON CLOSE, THE HEADLANDS. IDEAL FOR BUYERS SEEKING A PEACEFUL AND WELL-MAINTAINED COMMUNITY SETTING.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- SUNROOM
- BEDROOM ONE
- BATHROOM
- BEDROOM TWO

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#### OUTSIDE

- FRONT GARDEN
- PRIVATELY MONITORED PARKING
- REAR GARDEN

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## THE PROPERTY

An immaculate two-bedroom detached bungalow offered to the market with no onward chain, situated within the highly regarded over-55s development on Sheraton Close, The Headlands. Ideal for buyers seeking a peaceful and well-maintained community setting.

The accommodation briefly comprises a welcoming entrance hall with fitted storage cupboards, a bright lounge/dining room, modern fitted kitchen, conservatory, two well-proportioned bedrooms, and an up-to-date shower room.

Externally, the property benefits from well-presented front and rear gardens, along with off-road parking. Further advantages include full redecoration throughout, newly fitted carpets, and the property being ready for immediate occupation.

Residents of the development enjoy a 24-hour warden service, emergency pull cords, and an intercom system for added peace of mind. A strong sense of community is fostered through a wide range of regular social activities, including a weekly coffee morning, monthly film club, twice-monthly fish and chip lunches, Thursday activity and social club, gardening club, and weekly Christian fellowship meetings. Additional external groups include History of Architecture, History of Railways, Jazz Club, along with seasonal outings and on-site events.

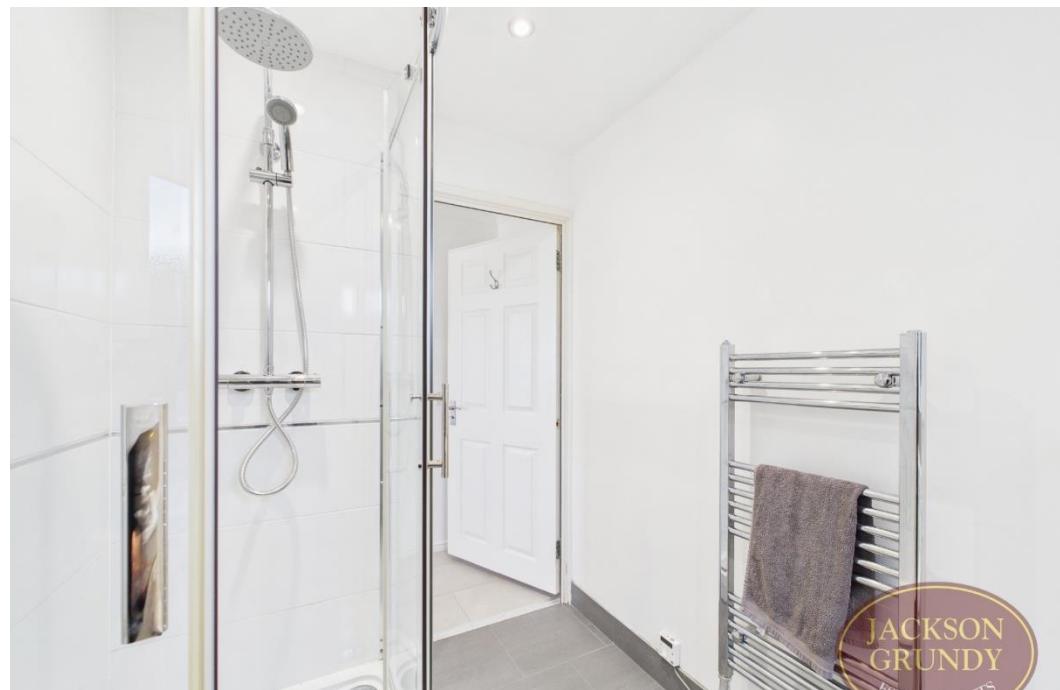
Early viewing is highly recommended. Please call 01604 231111 to arrange an appointment.

### LEASEHOLD INFORMATION

Start Date & Length of Lease: 125 years from 1987  
Annual Ground Rent: £167.41 (Every 6 Months)  
Annual Service Charge Amount: £260.72 PCM

EPC Rating: E. Council Tax Band: B.







## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	E
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	Parking, Private
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

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

## 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 – Start Date & Length of Lease: 125 years from 1987. Annual Ground Rent: £167.41 (Every 6 Months). Annual Service Charge Amount: £260.72 PCM

## FLOORPLAN

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

