





Grange Road, Northampton NN3 2AX

william h brown

welcome to

Grange Road, Northampton

Fantastic ground floor apartment in popular Eastfield, offering two double bedrooms, modern bathroom, spacious living accommodation and a well-equipped kitchen.

Entrance Hall
Entered via part obscure double glazed door to the front aspect, door to cupboard, electric heater, door to airing cupboard and further doors leading to bedrooms and bathroom.

Living Room
15' 1" x 13' 1" (4.60m x 3.99m)
Two double glazed windows to the rear aspect, two electric heaters, double glazed window to the side aspect and leading through to kitchen.

Kitchen
8' 6" x 7' 1" (2.59m x 2.16m)
A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, complimentary tiling, stainless steel sink unit and drainer, electric oven and hob with cooker hood over, plumbing for washing machine and space for white goods.

Bedroom One
13' 1" x 8' 6" (3.99m x 2.59m)
Double glazed window to the front aspect and electric heater.

Bedroom Two
9' 2" x 8' 2" (2.79m x 2.49m)
Double glazed window to the front aspect and electric heater.

Bathroom
Suite comprising bath with mixer taps and shower attachment over, wash hand basin and low flush WC, shaver point, extractor fan, partly tiled walls and heated towel rail.

Outside
Communal Gardens and allocated parking for one vehicle

Agent Notes
Annual ground rent £300
Annual Service Charge £1027
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax
Band C









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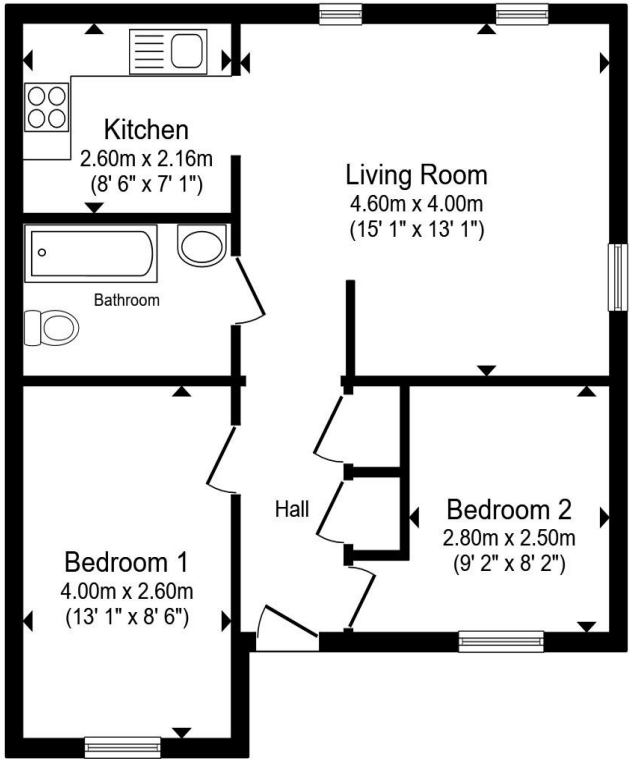
- TWO BEDROOM APARTMENT
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- LOUNGE/DINER

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 1027.00
Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Total floor area 53.5 m² (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
KIN109693 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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