



Flat, 70 Burrows Court, Lumbertubs, Northampton, NN3 8JW
£135,000 Leasehold

Jackson Grundy bring to the market this rarely available ground floor apartment in Lumbertubs. The accommodation comprises entrance hall, two bedrooms, lounge, kitchen and bathroom. The property is in good order throughout and would make an excellent home for a first time buyer. Call today to arrange an internal inspection. EPC Rating: D. Council Tax Band: A

We have been advised of the following: Ground rent and service charge £100 pcm (review date yearly) 82 years remaining on lease. This information would need to be verified by your chosen legal representative.

Ground Floor | Spacious Lounge | uPVC Double Glazed Windows | Excellent For First Time Buyers | Close To A45/M1 | Close To Weston Favell Shopping Centre

modern marketing · traditional values

ENTRANCE HALL

Entered via wooden door. Two storage cupboards.

LOUNGE 5.08m x 3.81m (16'8 x 12'6)

uPVC double glazed window to front elevation.
Electric radiator. Storage cupboard.

KITCHEN 3.07m x 2.13m (10'1 x 7'0)

uPVC double glazed window to front elevation.
Wall and base units. Roll top work surfaces.
Stainless steel sink and drainer with mixer tap.
Four ring electric hob, oven and extractor. Tiled floor. Space for white goods. Tiling to splash back areas.

BEDROOM ONE 3.45m x 2.67m (11'4 x 8'9)

uPVC double glazed window to front elevation.
Electric radiator.

BEDROOM TWO 2.31m x 2.57m (7'7 x 8'5)

uPVC double glazed window to front elevation.
Electric radiator.

BATHROOM 1.93m x 2.13m (6'4 x 7'0)

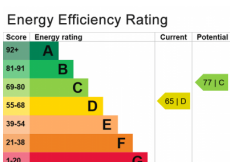
Three piece suite comprising low level WC, wash hand basin and panelled bath.

AGENTS NOTE

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DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

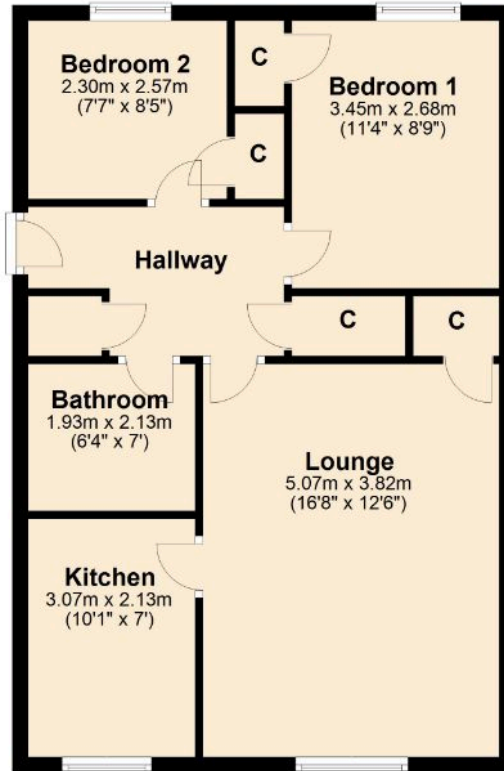


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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Floor Plan

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's 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).

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