



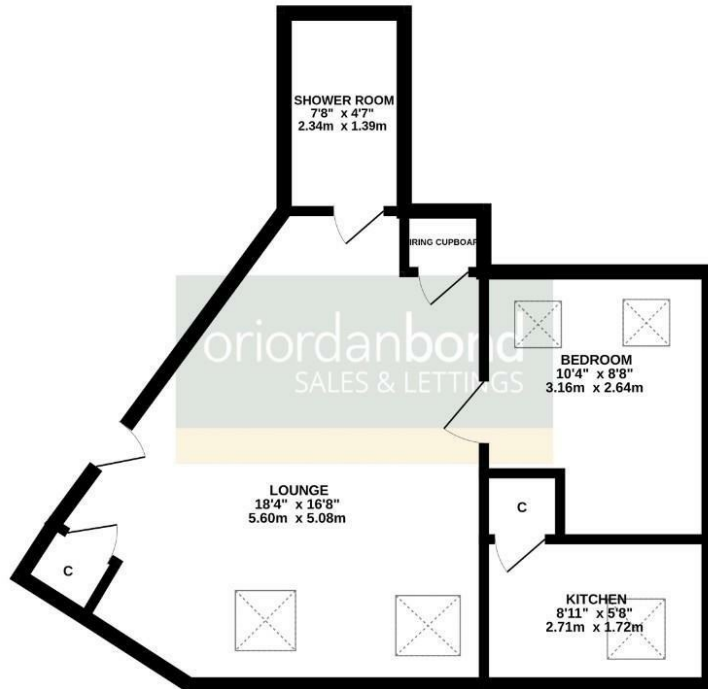
# Brook View

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA - 421 sq.ft. (39.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with iMeasure CC2024.

## Brook View

Grange Park  
NN4 5DR

GUIDE PRICE £120,000

A well presented one bedroom top floor apartment, located in sought after Grange Park, with views overlooking the brook. This apartment is within close proximity of Foxfield Country Park, shops and other amenities as well as having easy access to Junction 15 for the A45 and the M1.

The accommodation comprises secure communal entry, open plan kitchen/living area with skylights, one double bedroom and a three-piece bathroom suite. Benefits include uPVC double glazing, an allocated parking space and no onward chain. (A/421/-)

Leasehold Information: Lease Remaining - 134 years (as of 2024) / Ground Rent - £150 per annum / Service Charge - £1,445 per annum

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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