

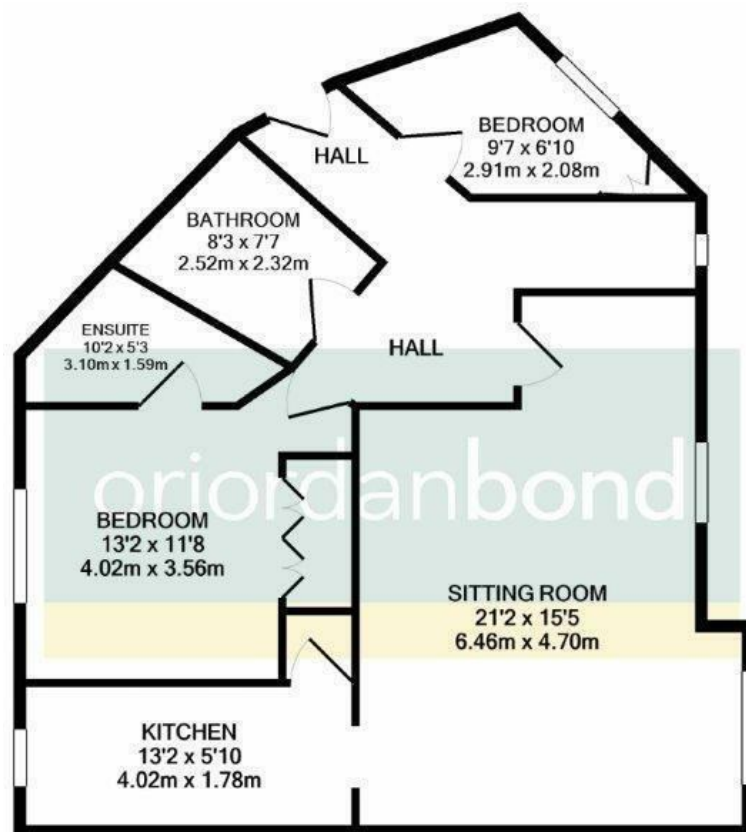


**Wake Way**

Grange Park, Northampton

**oriordanbond**  
SALES & LETTINGS





TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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  
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## Wake Way

Grange Park  
NN4 5BG

GUIDE PRICE £170,000

A well presented and deceptively spacious first floor apartment conveniently located in the popular area of Grange Park, with easy access to the A45 and the M1.

Offered for sale with no onward chain, the accommodation comprises entrance hall, large sitting/dining room, modern fitted kitchen with integrated appliances, two good size bedrooms with fitted wardrobes in both and ensuite shower room to the master and a modern fitted three-piece bathroom. Benefits include gas radiator heating, double glazing and allocated parking for two cars. (B/747/-)

Leasehold Information: Lease Remaning - 169 years (as of 2025) / Ground Rent - £180 per annum / Service Charge - £1,905.50 per annum

### Additional information

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

### 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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