



46 Manor Road | Grendon | NN7 1JF



Matthew
Nicholas



Offers In The Region Of £169,995

A superbly presented and spacious second floor apartment in this attractive low rise block enjoying allocated parking and delightful views towards Castle Ashby and over the Nene Valley. Boasting a gas fired radiator heating system, recently replaced sealed unit double glazing and is beautifully finished throughout. Comprising a large communal entrance area, spacious hallway, open plan living area with well fitted kitchen, large double bedroom and a refitted bathroom. Allocated parking space. Offered with no onward chain.

- Second floor apartment with views
- Replacement timber double glazed windows
- Refitted bathroom
- Gas fired radiator heating system
- Well fitted kitchen with integrated cooking appliances
- Neutral décor and flooring

Glazed entrance door to the front opening onto the

Communal Entrance

Tiled floor, storage cupboards, staircase to the first floor with door into the

Hallway

Vestibule with radiator and dogleg staircase to the second floor landing/hallway. Radiator, downlighters, engineered wood floor. Doors to all principal areas.

Open Plan Living/Kitchen Area

17'8" x 14'5" (5.40 x 4.41)

Living Area

Feature windows to either side, two radiators, downlighters, engineered wood floor.

Kitchen Area

Fitted with a range of wood effect base and eye level units with granite worksurfaces above. Undermount sink with draining area and mixer tap, stainless steel hob with extraction above and single electric oven below, integrated dishwasher, space for washing machine and fridge/freezer. Engineered wood flooring, feature windows to either side.

Bedroom

14'8" x 11'7" (4.49 x 3.54)

Feature windows to front and rear, two radiators.

Bathroom

9'0" x 5'6" (2.76 x 1.70)

Fitted with a three piece suite included a low level WC, wash hand basin and bath with panel to side, glazed screen and rainfall shower above. Tiled splash areas, towel warmer, downlighters and expelair.

Outside

Allocated parking space.

Lease Information

Length of Lease: 125 years from 16th October 2006

Years remaining: 106 Years

Service Charge:

£1,741.38 per annum

Building insurance is included in the service charge

Ground Rent:

No ground rent is payable

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

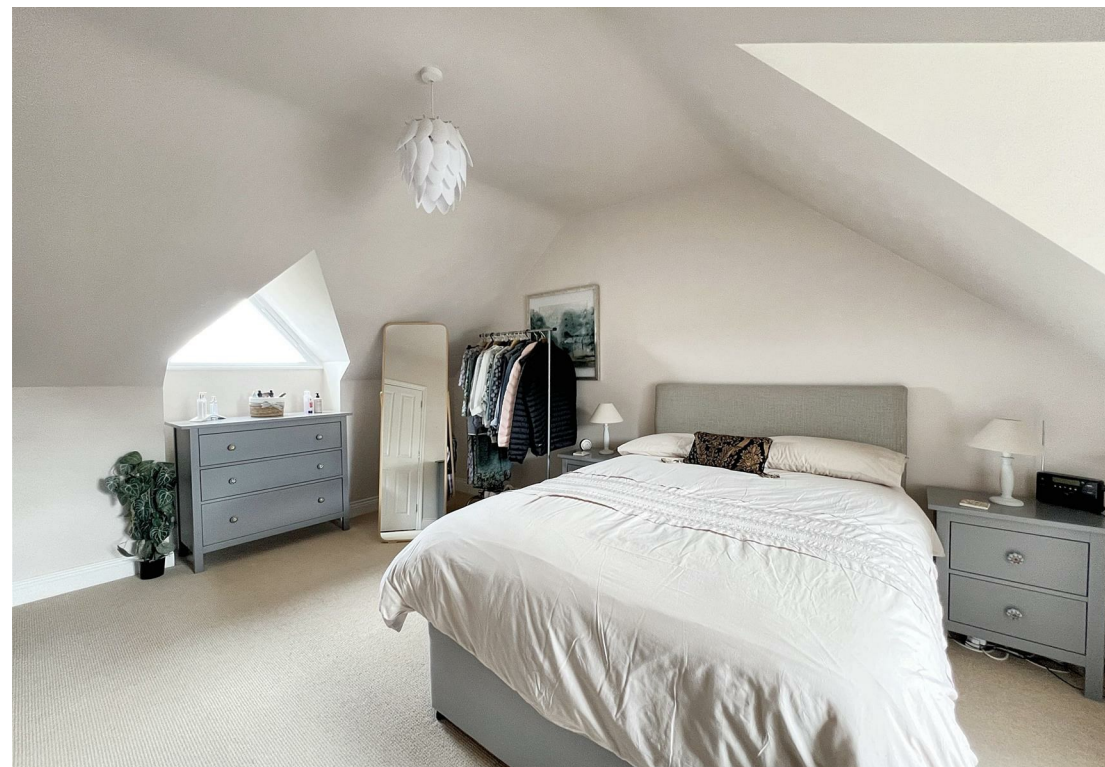
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



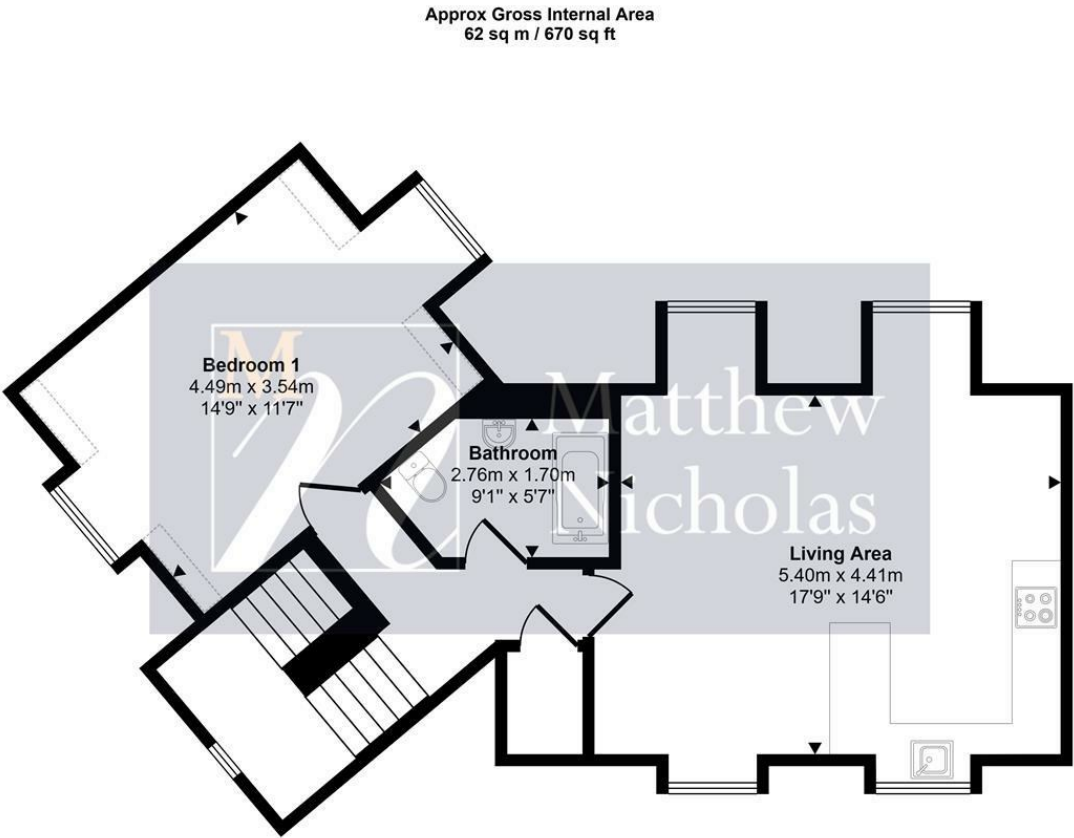
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 670.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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