



Flat 19 Lalgates Court, 119 Harlestone Road, Duston, Northampton, NN5 7AF
£82,000 Leasehold

Jackson Grundy are pleased to welcome to the market this well presented one bedroom first floor apartment overlooking Dallington Park. Consisting of bay fronted lounge/dining room, kitchen, refitted shower room and a double bedroom with built in wardrobes. There are further benefits of a laundry room, communal lounge, secure parking areas and lift access to all floors. EPC: B. Council Tax Band: C.

Agent Note: We have been advised of the following: Ground rent £395 Approximately (review date TBC). Service Charge £2880 (review date TBC) 107 years remaining on lease. This information would need to be verified by your chosen legal representative.

No Chain | 125 Lease As Of 2005 | Newly Carpeted | Refitted Shower Room | Lift Access | Over 60s Residential Development

modern marketing · traditional values

ENTRANCE

Front door. Doors adjacent. Storage cupboard housing fuse box and hot water system.

SHOWER ROOM

Low level flush WC. Pedestal wash hand basin with mixer tap in vanity unit. Walk in shower cubicle. Tiled splash backs. Wood effect flooring. Coving.

BEDROOM 2.90m x 4.47m (9'6 x 14'8 max)

uPVC double glazed window to side elevation. Built in wardrobes. Heater.

LOUNGE/DINING ROOM 3.33m x 3.53m (10'11 x 11'7)

uPVC double glazed bay window to front and side elevation. Heater. Feature fireplace. Double doors to kitchen.

KITCHEN 2.11m x 2.26m (6'11 x 7'5)

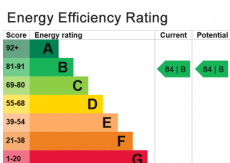
uPVC double glazed window to front elevation. Stainless steel sink and drainer with mixer tap over. Hob. A range of wall and base level kitchen units with roll top work surfaces over. Oven. Integral freezer. Space for fridge. Tiled splash backs. Wood effect flooring.

DRAFT DETAILS

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

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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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Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 35.5 sq. metres (382.0 sq. feet)



LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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