

**Park View, Flat 3, 127 Harlestone Road, Duston, Northampton, NN5 6AA**  
**£122,500 Leasehold**

Jackson Grundy are pleased to welcome to the market this well presented one bedroom first floor apartment in this popular block of apartments on the Harlestone Road. The accommodation comprises secure intercom gated access, well maintained communal areas, entrance hall, kitchen, bathroom, lounge and a double bedroom. Further benefits include double glazing, parking via secure gates, communal gardens and modern electric heating. EPC Rating: TBC. Council Tax Band: A

We have been advised of the following: Ground rent & service charge £170 pcm (review date TBC). 90 years remaining on lease. This information would need to be verified by your chosen legal representative.

**No Chain | Gated Secure Parking | uPVC Double Glazing | Ground Floor | Well Maintained Communal Areas | Popular Location**

**modern marketing · traditional values**

## ENTRANCE HALL

Storage cupboard housing water tank. Fusebox.  
Doors to:

## LOUNGE 4.50m x 3.23m (14'9 x 10'7)

uPVC double glazed window to rear elevation.  
Electric heater.

## KITCHEN 2.13m x 3.23m (7'0 x 10'7)

Fitted with a range of wall mounted and base level cupboards and drawers. Oven and hob with extractor over. Tiling to splash back areas. One and a half bowl sink unit with mixer tap over. Space for washing machine and fridge/freezer. Wood Effect flooring.

## BEDROOM 3.48m x 2.82m (11'5 x 9'3)

uPVC double glazed window to rear elevation.  
Electric heater. Storage cupboard.

## BATHROOM

Heated towel rail. Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas and tiled flooring. Extractor.

## OUTSIDE

## COMMUNAL AREAS

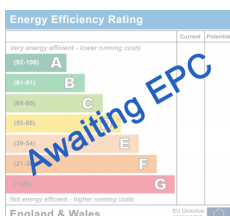
Lift. Parking. Garden areas. Secure gated access.

## LEASE DETAILS

We have been advised of the following: Ground rent & service charge £170 pcm (review date TBC). 90 years remaining on lease. This information would need to be verified by your chosen legal representative.

## DRAFT DETAILS

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

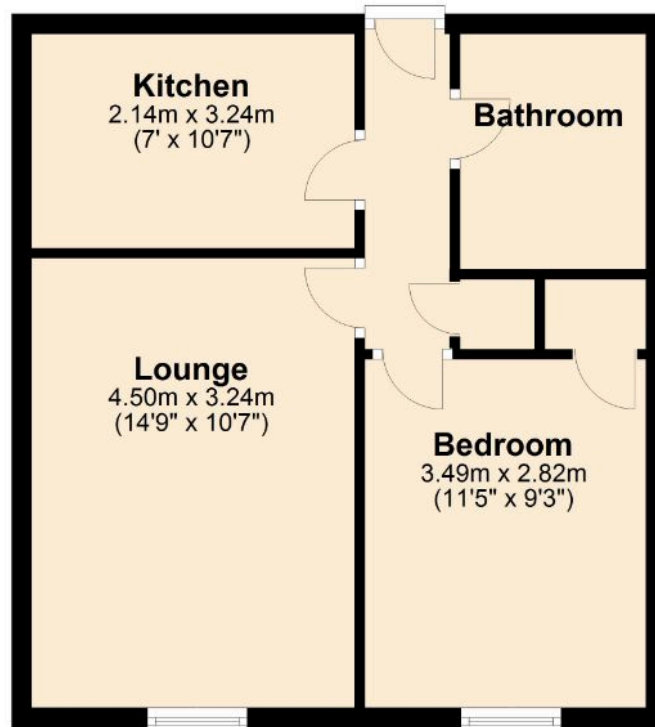


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 41.5 sq. metres (446.2 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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