



156 Chiltern Way, Duston, Northampton, NN5 6BP
£160,000 Leasehold

Jackson Grundy are pleased to welcome to the market this well presented two bedroom middle floor apartment. Consisting of secure intercom entry, lounge/dining room with balcony off, refitted kitchen, refitted shower room and two double bedrooms. Further benefits include double glazing, gas central heating and the property is offered with no onward chain. EPC: C. Council Tax Band: A.

We have been advised of the following: Ground rent £85.00pcm (review date TBC). 82 years remaining on lease. This information would need to be verified by your chosen legal representative.

No Chain | Gas Central Heating and Double Glazed Windows | Parking and Garage | Refitted Kitchen | £85 pcm Charges | Refitted Shower Room

modern marketing · traditional values

ENTRANCE HALL 1.42m x 1.19m (4'8 x 3'11)

Wooden front door. Secure intercom system. Two storage cupboards. Door leading to lounge/dining room.

LOUNGE/DINING ROOM 4.60m x 5.69m (15'1 x 18'8)

Two uPVC double glazed windows to rear elevation. Radiator. Door to balcony. Doors adjacent.

KITCHEN 2.69m x 2.67m (8'10 x 8'9)

uPVC double glazed window to rear elevation. Wall and base units. Stainless steel sink with mixer tap. Hob and oven. Extractor over. Tiled splash back. Tiled floor. Space for appliances. Wall mounted boiler.

SHOWER ROOM 2.69m x 1.75m (8'10 x 5'9)

Obscure uPVC double glazed window to rear elevation. Heater. Pedestal wash hand basin and W/C. Corner shower cubicle with sliding doors and electric shower. Tiled splash back and tiled flooring.

BEDROOM TWO 4.37m x 2.67m (14'4 x 8'9)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM ONE 3.63m x 3.94m (11'11 x 12'11)

Max

uPVC double glazed window to front elevation. Radiator.

OUTSIDE

GARAGE

Up and over door.

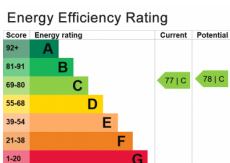
AGENTS NOTE

We have been advised of the following: Ground rent £85.00pcm (review date TBC). 82 years remaining on lease. This information would need to be verified by your chosen legal representative.

Vendor is in receipt of lease extension letter cost £2,000.

DRAFT DETAILS

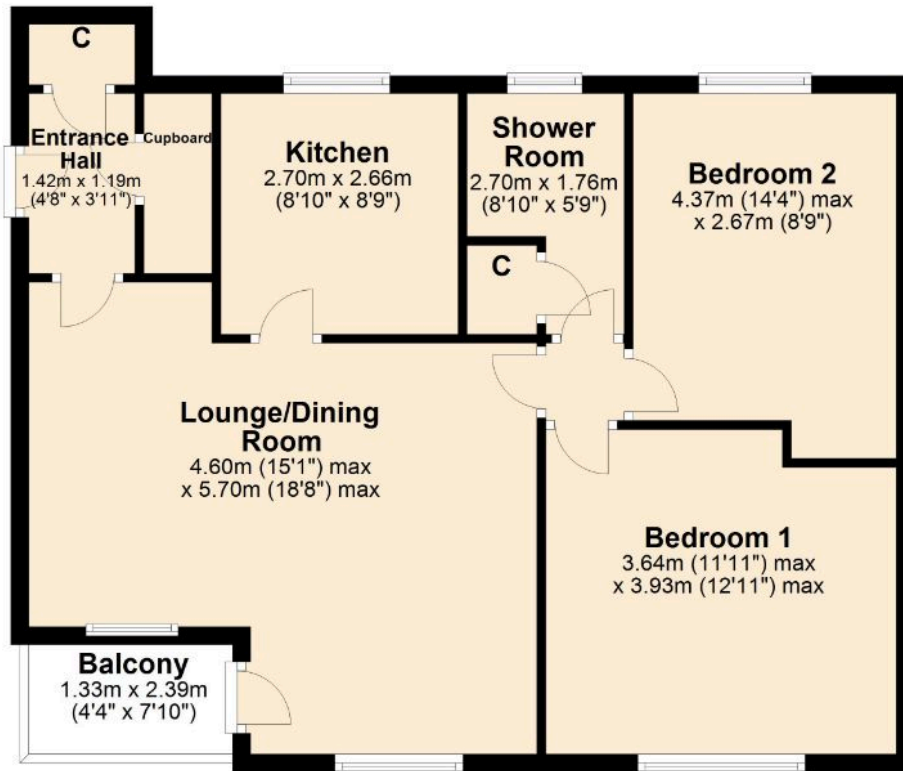
At the time of print, these particulars are awaiting approval from the Vendor(s).



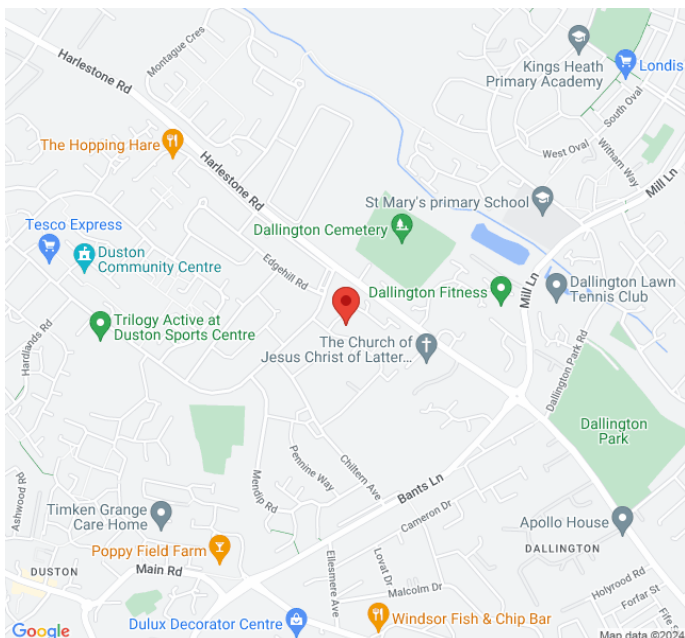
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Floor Plan

Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 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.

156 Chiltern Way, Duston, Northampton NN5 6BP
£160,000 Leasehold

