



25 Riverside Drive, Weedon, Northampton, NN7 4RT
£199,950 Leasehold

****IDEAL INVESTMENT OR FIRST TIME PURCHASE - OFFERED WITH NO ONWARD CHAIN****
An excellent opportunity to acquire this rarely available first floor apartment situated in a no through road in the popular village of Weedon with a good range of local amenities and its canal links. The property overlooks allotments and the Royal Ordnance Depot. It also benefits from double glazing, key fob security entry, entrance hall, sitting room, kitchen/ diner, two double bedrooms, study/ storage room and a shower room. Viewing highly recommended. EPC: D Council Tax Band: A

Gas Central Heating | Spacious Apartment | No Through Road Position | Double Glazing | Two Double Bedrooms | Viewing Recommended

modern marketing · traditional values

HALLWAY

Wood effect laminate flooring. Security entrance phone. Radiator. Access to storage cupboards.

BEDROOM ONE 3.81m x 2.90m (12'6 x 9'6)

uPVC double glazed window to front elevation. Wall mounted electric heater.

BEDROOM TWO 3.81m x 2.97m (12'6 x 9'9)

uPVC double glazed window to front elevation. Wall mounted electric heater.

STUDY/STORAGE SPACE

Opaque uPVC double glazed window to rear elevation.

WC

White suite comprising WC and wash hand basin with mixer tap. Tiled flooring. Aqua boarded walls.

BATHROOM 1.70m x 1.65m (5'7 x 5'5)

Opaque double glazed window to rear elevation. White suite comprising bath with Triton shower and wash hand basin.

KITCHEN/DINING ROOM 3.20m x 5.05m (10'6 x 16'7)

Two uPVC double glazed windows to rear elevation. Wall and base units. Beko electric cooker and hob. Vaillant boiler. Stainless steel sink and drainer. Tiling to splash back areas. Radiator. Tiled flooring to kitchen area and laminate flooring to dining area.

LOUNGE 4.78m x 3.20m (15'8 x 10'6)

uPVC double glazed window to front elevation. uPVC double glazed window to side elevation. Electric decorative fireplace.

OUTSIDE

A communal garden that has your own established space, it is mainly laid to lawn.

LEASE INFORMATION

We have been advised of the following: -

Service Charge - £400 pa

Review Date - TBC

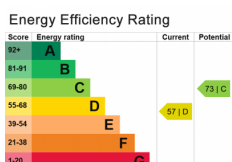
Ground Rent: £250 pa

Length of Lease: 96 years

This information would need to be verified by your chosen legal representative.

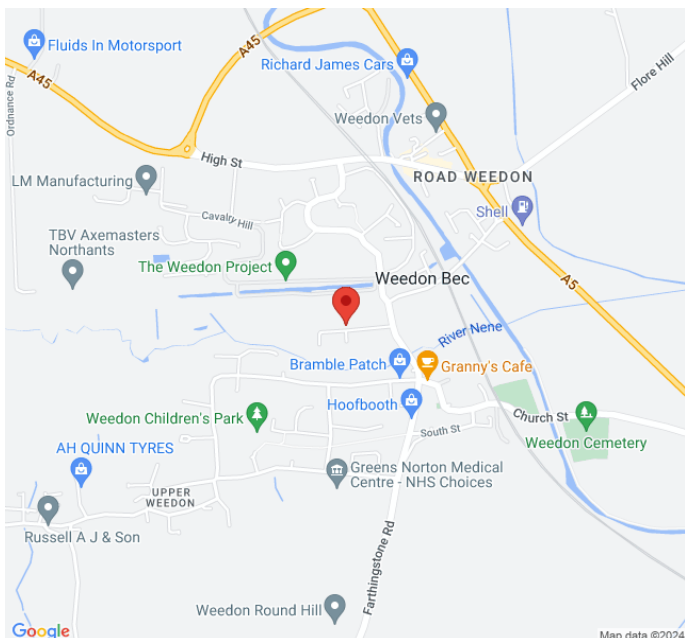
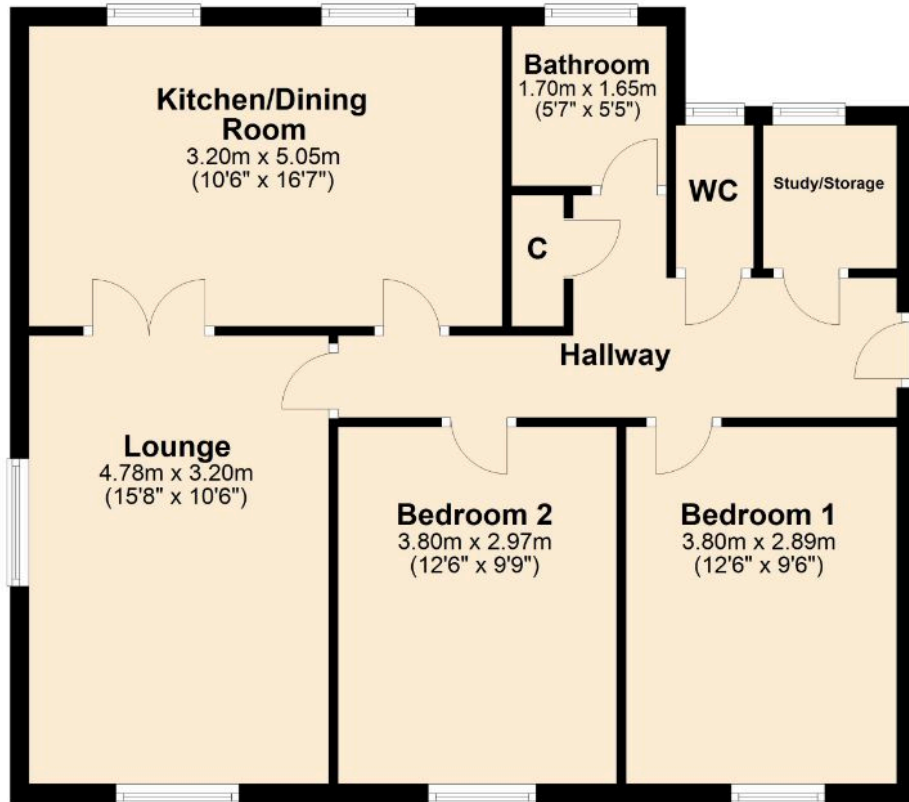
DRAFT DETAILS

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.

Floor Plan



LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

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