

50 Oak Grove, Cottarville, Northampton, NN3 3JR
£150,000 Leasehold

A perfect opportunity for a first time buyer or investor, is this one bedroom ground floor apartment, situated in a fantastic location, close to local schools, shops and a short walk to Abington Park. The accommodation is well maintained throughout and comprises entrance hall with storage cupboard, double bedroom with built in wardrobes, three piece bathroom, lounge area with double doors to Juliette balcony and a modern kitchen. Further benefits include a modern boiler and off road parking. 50 Oak Grove is a fantastic option for all calibre of buyers. EPC Rating: C. Council Tax Band: B

Ground Floor Apartment | Great Location | Well Maintained Throughout | Juliet Balcony | Off Road Parking | No Chain

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Storage cupboard. Doors to:

BATHROOM 2.26m x 1.68m (7'5 x 5'6)

Radiator. Three piece suite comprising low level WC, wash had basin and panelled bath with shower. Tiled throughout. Extractor.

LOUNGE AREA 4.62m x 3.48m (15'2 x 11'5)

uPVC double glazed patio doors to rear elevation with balcony. uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

KITCHEN AREA 1.88m x 3.02m (6'2 x 9'11)

Wall and base units. Roll top work surfaces. One and a half bowl stainless steel sink and drainer with space for washing machine and fridge/freezer. Built in oven, hob and extractor. Tiling to splash back areas.

BEDROOM 4.60m x 2.62m (15'1 x 8'7)

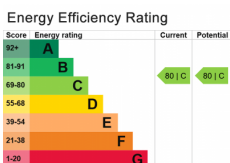
uPVC double glazed window to rear elevation. Built in wardrobe.

AGENTS NOTE

We have been advised of the following: Ground rent £212.00 pa (review date TBC). Service Charge & Buildings Insurance £899.23 (review date TBC) 112 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).

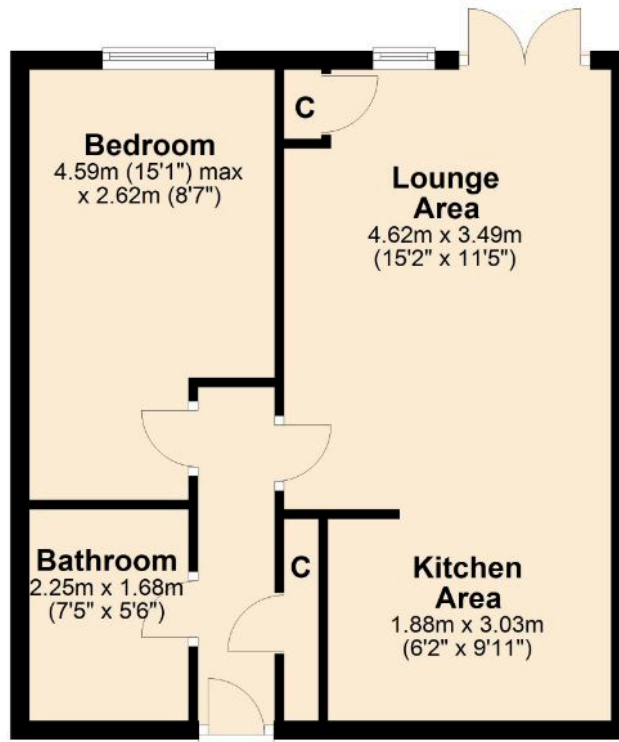


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 43.1 sq. metres (463.5 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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