

62 Poppyfield Road, Wootton, Northampton, NN4 6NE
Offers In Excess Of £180,000 Leasehold

LOVELY TOP FLOOR VIEWS. A chance has arisen to acquire this prestigious apartment being only one of three in this attractive, stone faced building and occupying the whole of the second floor. This much sought after development is situated to the south of the town close to the ring-road and M1 J15. The property in brief comprises communal entrance with buzzer entry, entrance hallway leading to lounge/diner open plan to kitchen with fitted appliances, two double bedrooms and a full bathroom with shower. Outside landscaped communal areas including a carpark with two allocated parking spaces. A nicely kept home perfect for the first time or investment buyer and viewing is recommended. EPC: B. Council Tax Band: C.

We have been advised of the following: Ground rent £350pa (review date TBC) and £6.63 pcm estate charge . Service Charge £1914.96 (review date Jan 2024). 142 years remaining on lease. This information would need to be verified by your chosen legal representative.

Top Floor Apartment | Popular Modern Development | Two Double Bedrooms | Sitting Room with Offset Open Plan Kitchen | Gas Central Heating | Two Allocated Parking Bays

modern marketing · traditional values

HALLWAY

Entrance via a solid door into a wide hallway with doors leading to all rooms. Very useful built in double store cupboard. Access to own loft space. Entry telephone. Radiator.

OPEN PLAN LIVING 7.01m x 4.57m (23 x 15)

A lovely light, spacious and sociable open plan living area with three double glazed windows affording stunning rooftop and field views beyond. The kitchen area has an excellent range of white fronted base and wall mounted units with complimentary work surfaces and upstands. Sink and drainer unit with mixer tap. Integrated appliances include a built in electric oven with four ring gas hob and extractor fan, 50/50 fridge and freezer, a washing machine and dishwasher. Extractor fan. Attractive contemporary flooring. Space for table and chairs. Radiator.

BEDROOM ONE 3.91m x 3.30m (12'10 x 10'10)

A generous double bedroom again with a double glazed window affording lovely views. Radiator.

BEDROOM TWO 4.88m x 2.74m (16 x 9)

dual aspect double glazed windows. An unusually large second bedroom which for friends purchasing together would give equal space within these two double bedrooms. Radiator.

BATHROOM 2.13m x 2.74m (7 x 9)

A spacious bathroom with a white four piece suite comprising panelled bath with mixer tap, tiled shower cubicle, pedestal wash hand basin with mixer tap and a low level flush WC. Complimentary tiled surrounds. Attractive contemporary flooring. Vertical stainless steel heated towel rail.

OUTSIDE

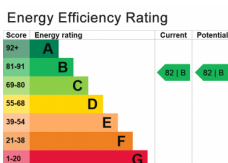
Neatly kept communal gardens with low capped stone wall boundary. Courtesy lighting to entrance doors. At the rear of the building there is a private parking area where number 62 has two allocated vehicle parking spaces.

AGENT NOTE

We have been advised of the following: Ground rent £350pa (review date TBC) and £6.63 pcm estate charge . Service Charge £1914.96 (review date Jan 2024) 142 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).

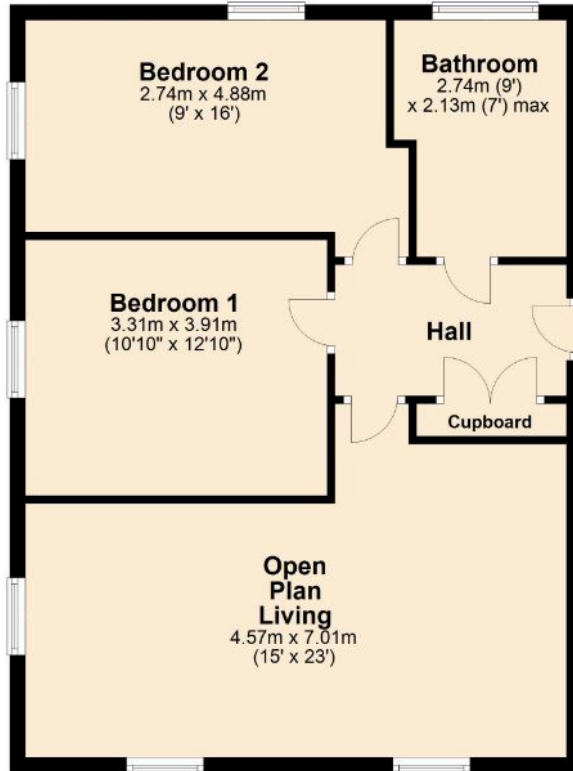


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

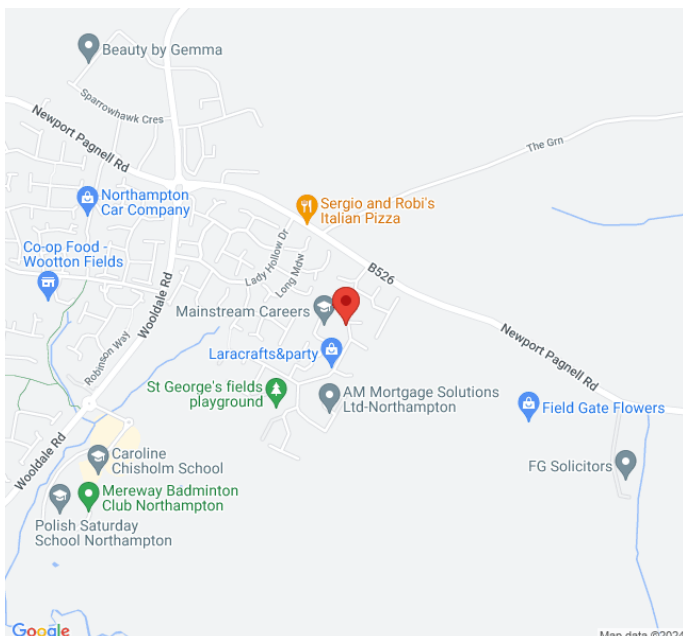
62 Poppyfield Road, Wootton, Northampton NN4 6NE
Offers In Excess Of £180,000 Leasehold

Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)



LOCAL AREA INFORMATION

The village of Wootton lies 3 miles south of Northampton town centre separated from the neighbouring village of Hardingstone by the B526 Newport Pagnell Road. Except for the church, little of the village dates earlier than Stuart times and there are many brick cottages of equivalent age to the stone houses found within the village, which now backs onto several modern housing estates including Wootton Fields and the area previously occupied by an army barracks. Local amenities are plentiful and include community centre, working men's club, medical centre, pub/restaurants, hotel, shop, butcher, chemist, Waitrose, Wyevale garden centre and primary school. Secondary education is provided for at the newly built Caroline Chisolm School. Well placed for commuters, the nearest main road link is M1 J15 less than 2 miles away via the A45, whilst Northampton also offers a mainline rail service to Birmingham New Street and London Euston via Milton Keynes.

62 Poppyfield Road, Wootton, Northampton NN4 6NE
Offers In Excess Of £180,000 Leasehold

