



Flat 3, 5 Mercers Row, Town Centre, Northampton, NN1 2QL
£120,000 Leasehold

A wonderful opportunity to acquire this lovely top floor flat situated in the very heart of the Town Centre overlooking All Saints Church, with all local amenities close by to include pubs and bars, cafes, eateries, and everyday stores. The flat benefits from occupying the top floor with a landing and storage cupboard, entrance door into hallway, bathroom with shower over bath and eaves cupboard housing a replacement (2020) gas fired combination boiler, one double bedroom, living room, open plan kitchen with fitted appliances and a paddle step staircase to a useful attic space with 'Velux' window. EPC Rating: E. Council tax Band: B

We have been advised of the following: Ground rent £100 pa (review date TBC). Building Insurance £381.08 pa (review date annually) 125 year lease from January 2004. This information would need to be verified by your chosen legal representative.

Third Floor Apartment Overlooking All Saints | One Large Double Bedroom | Living Space Open Plan to Fitted Kitchen | Attic Room | Bath with Shower Over | Town Centre Location

modern marketing · traditional values

ENTRANCE

Doors to:

BATHROOM 1.98m x 1.83m (6'6 x 6'0)

Obscure sash window to rear elevation. Chrome heated ladder towel rail. Suite comprising wash hand basin and WC in vanity unit and panelled bath with shower over. Tiling to splash back areas. Eaves cupboard housing replacement (2020) gas fired combination boiler. Extractor fan.

BEDROOM 4.27m x 3.71m (14'0 x 12'2)

Secondary glazed casement window with nice views of All Saints Church. Chimney breast and exposed brickwork. Double panel radiator.

LIVING SPACE 3.05m x 3.58m (10'0 x 11'9)

Secondary glazed casement window to front elevation with views of All Saints Church. Juliet balcony. Double panel radiator. Paddle step staircase to attic room. Feature chimney breast and exposed brick work. Open plan to:

KITCHEN AREA 3.05m x 2.36m (10'0 x 7'9)

A range of contemporary wall and base units with work surfaces over. Single drainer one and a half bowl sink unit with mixer tap over. Built in gas hob, electric oven and filter hood. Built in dishwasher. Built in fridge and freezer. Space for washing machine. Under cupboard lighting. Ceiling downlighters.

ATTIC ROOM 3.61m x 6.58m (11'10 x 21'7)

Velux window to rear elevation. Wood laminate flooring. Restricted head space.

OUTSIDE

PARKING

For permit enquires please contact West Northamptonshire Council on 0345 680 0153.

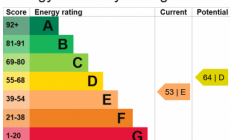
AGENTS NOTE

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DRAFT DETAILS

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

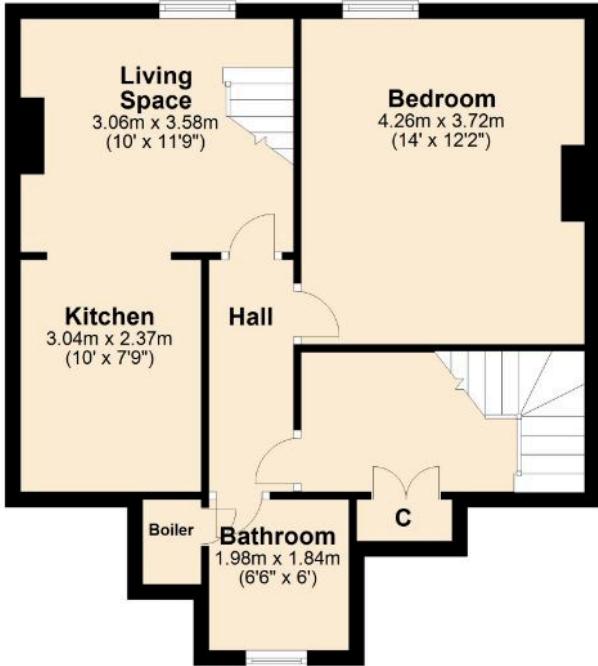
Energy Efficiency Rating



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.

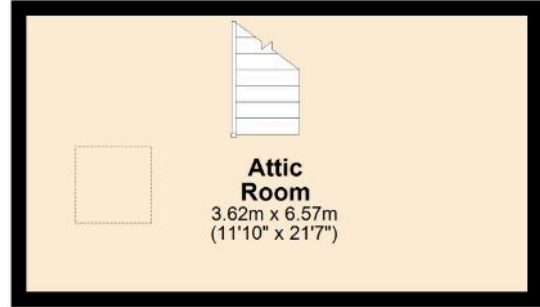
Floor Plan

Approx. 51.5 sq. metres (554.6 sq. feet)



Floor Plan

Approx. 23.7 sq. metres (255.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 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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