



**Flat 1, 44 Colwyn Road, The Mounts, Northampton, NN1 3PX**  
**£166,000 Leasehold**

DUPLEX GARDEN FLAT. A much improved, two bedroom, duplex flat being one of two within this Victorian house situated in this prominent terrace, located behind the historic racecourse with amenities close by. The property benefits from gas central heating, uPVC double glazing and a large, southerly facing walled garden. The spacious accommodation is arranged over two floors with the basement rooms accessible from both the internal hallway and steps from the rear garden. These include the kitchen/dining room and the sitting room. On the ground floor is a communal front entrance door shared with flat 2 and a personal entrance door in to the through hallway with door to garden terrace and doors to two bedrooms and a shower room. .Viewing is highly recommended. EPC Rating TBC. Council Tax Band A.

We have been advised of the following: Service Charge £80.22 pcm (review date TBC) 90 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Popular NN1 Location Behind Historic Racecourse | Duplex Apartment | Double Glazing & Gas Central Heating | Two Bedrooms | Attractive Walled Garden | Highly Recommended**

modern marketing · traditional values

## COMMUNAL ENTRANCE

Door from street. Stairs rising to first floor flat 2 and door to flat 1.

## DRAF DETAILS

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

## KITCHEN 4.52m x 2.95m (14'10 x 9'8)

Obscure double glazed window to front elevation. Radiator. Fitted with a range of gloss fronted wall, base and drawer units with work surfaces over. Built hob, oven and hood. Chimney and alcoves. Space for table and chairs.

## LOUNGE 3.28m x 4.52m (10'9 x 14'10)

Double glazed French doors to garden. Chimney breast fireplace. Radiator. Stairs rising to ground floor.

## BEDROOM ONE 3.20m x 3.35m (10'6 x 11'0)

Double glazed window to front elevation. Chimney breast and alcoves. Radiator.

## BEDROOM TWO 3.33m x 2.26m (10'11 x 7'5)

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

## SHOWER ROOM 2.79m x 0.99m (9'2 x 3'3)

Shower cubicle, wash hand basin and low level WC. Cupboard housing gas boiler.

## HALLWAY

Double glazed door to garden. Wood laminate flooring. Radiator.

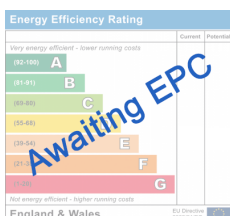
## OUTSIDE

## GARDEN

Paved patio with lawn beyond. Enclosed by wall and fencing.

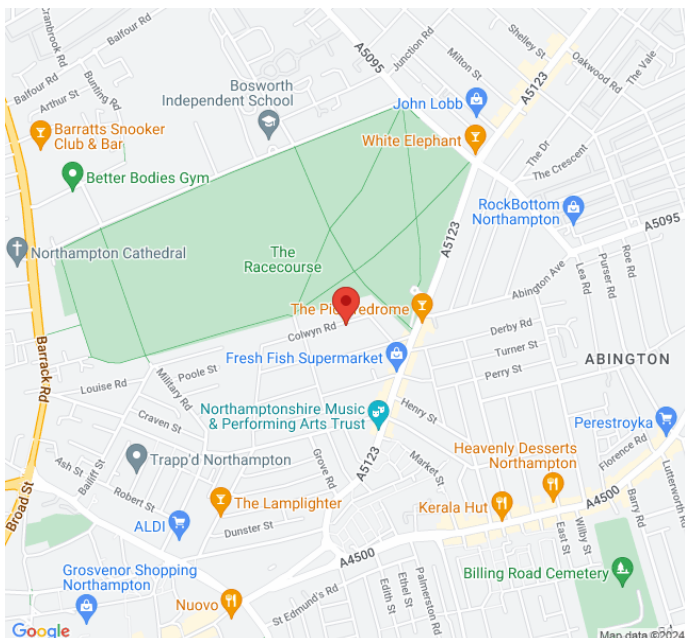
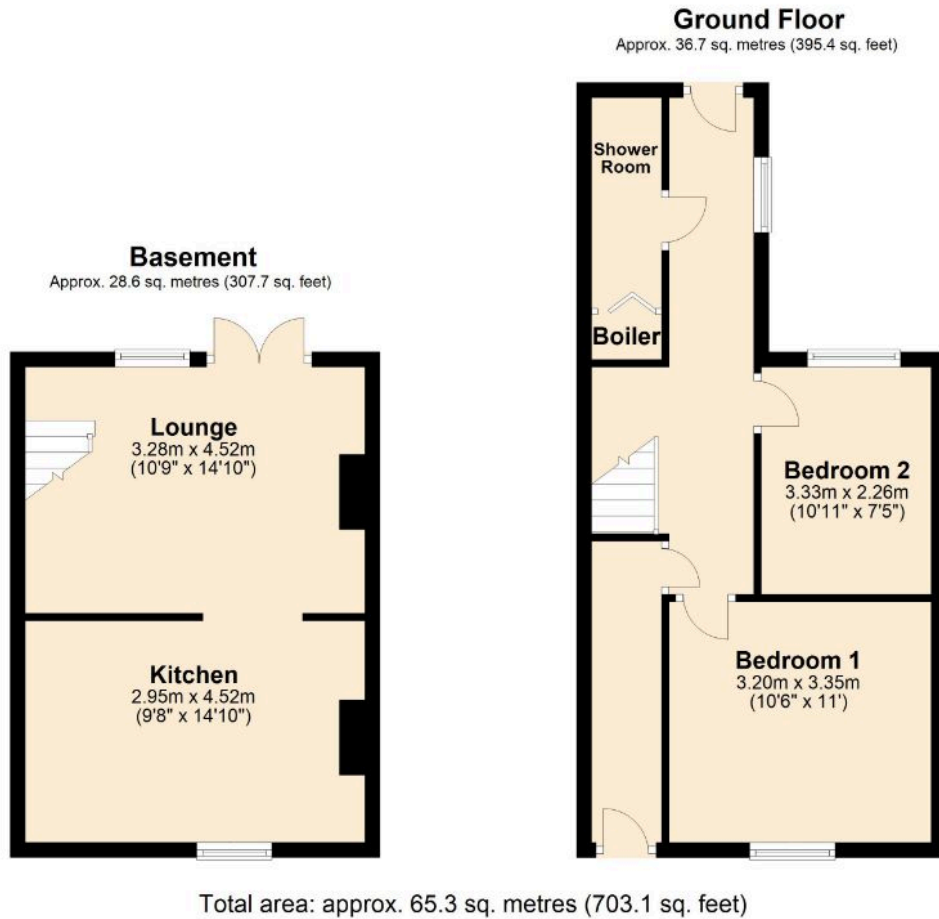
## AGENTS NOTE

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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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## 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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