



Flat 122A, Bailiff Street, The Mounts, Northampton, NN1 3EA
£119,995 Leasehold

A wonderful opportunity to acquire this spacious first floor flat located in the central NN1 district next to the town's historic Racecourse with a range of everyday amenities nearby. The accommodation comprises personal entrance door from the street with stairs rising to the main accommodation. Landing with doors to living room open plan to kitchen, bathroom, two bedrooms one of which has a door on to the timber decked seating area and steps down to rear access. Other benefits include gas central heating via combination boiler and double-glazing. The property would make a perfect investment or first time purchase. EPC Rating: C. Council Tax Band: A

We have been advised of the following: Ground rent Peppercorn Rent. Service Charge Nil (review date Nil) 999 year lease from 1.1.05. This information would need to be verified by your chosen legal representative.

**Perfect Investment or First Purchase | First Floor Apartment | Two Bedrooms | Lounge
Open Plan to Kitchen | Bath with Shower Over | Decked Balcony**

modern marketing · traditional values

DRAFT DETAILS

uPVC entrance door from street and stairs rising to accommodation.

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

LANDING

Stairwell. Access to loft space. Doors to:

LOUNGE 3.63m x 3.63m (11'11 x 11'11)

Double glazed window to front elevation. Radiator. Chimney breast alcoves. Open plan to:

KITCHEN 3.02m x 2.46m (9'11 x 8'1)

Double glazed window to rear elevation. Wall and base units. Work surfaces. Single drainer one and a half bowl sink unit. Built in electric hob and oven with filter hood.

BATHROOM 1.78m x 2.41m (5'10 x 7'11)

Double glazed window to rear elevation. Suite comprising panelled bath with rainfall shower over, pedestal wash hand basin and low level WC. Extractor fan.

BEDROOM ONE 2.64m x 3.51m (8'8 x 11'6)

Double glazed window to front elevation. Radiator. Overstairs wardrobe recess.

BEDROOM TWO 3.23m x 2.36m (10'7 x 7'9)

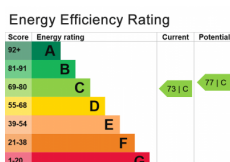
Double glazed window to side elevation. Double glazed door onto decked balcony with fire escape steps beyond.

OUTSIDE

Timber decked with wooden steps to rear gated access to Military Road.

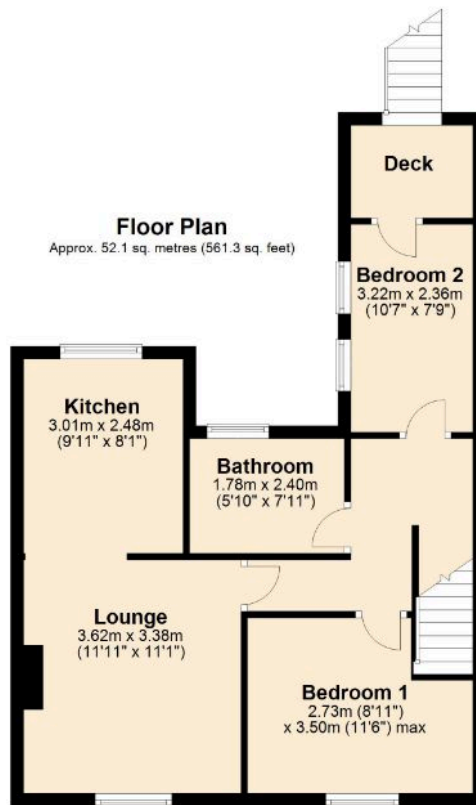
AGENTS NOTE

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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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Total area: approx. 52.1 sq. metres (561.3 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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