

CARL MYERS



BESPOKE ESTATE AGENT

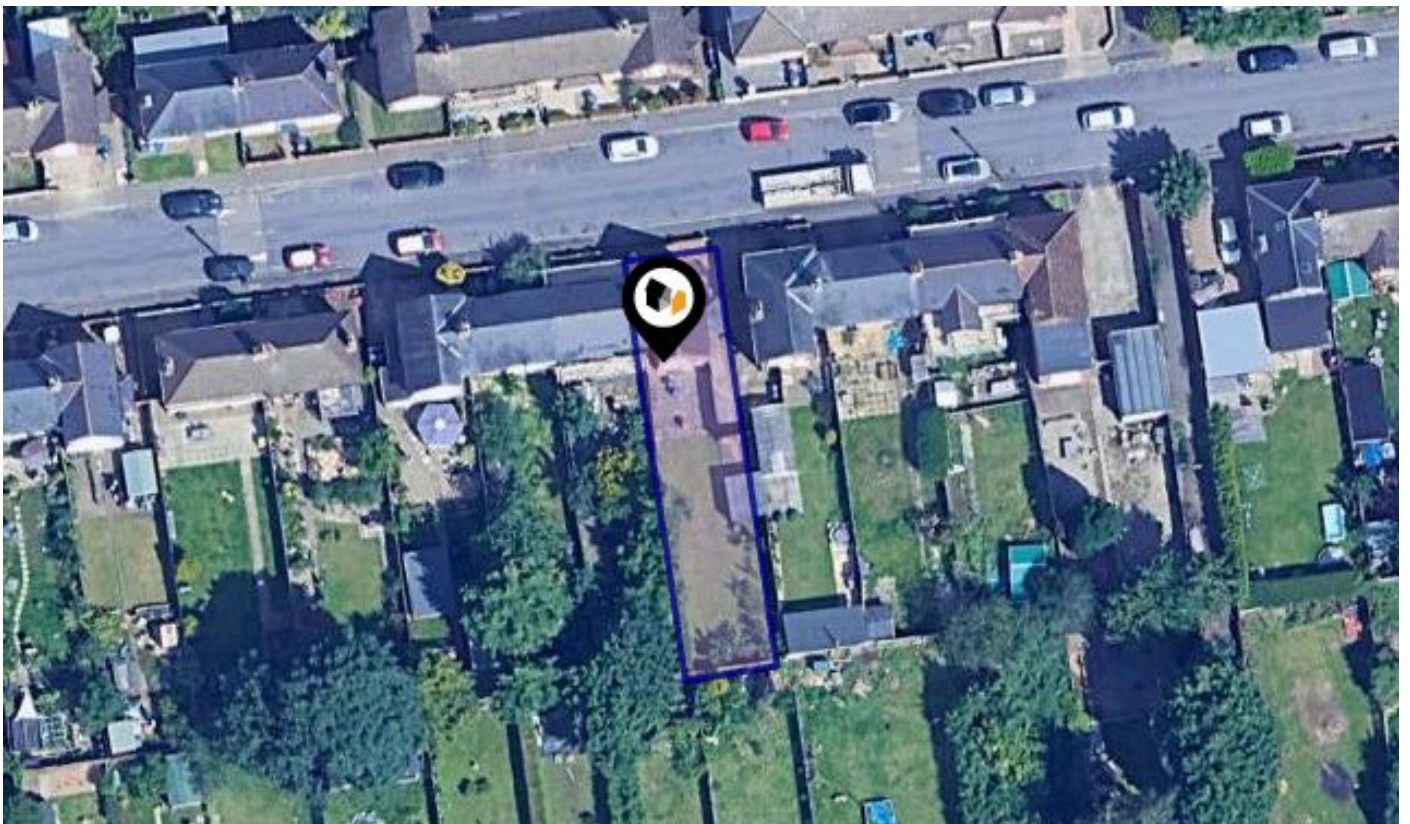


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 19<sup>th</sup> August 2024**



**LANGDALE ROAD, NORTHAMPTON, NN2**

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering

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**aprift**  
Know any property instantly

# Introduction

## Our Comments

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### Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,500		
<b>Title Number:</b>	NN145819		

## Local Area

<b>Local Authority:</b>	West northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**10**  
mb/s



**1000**  
mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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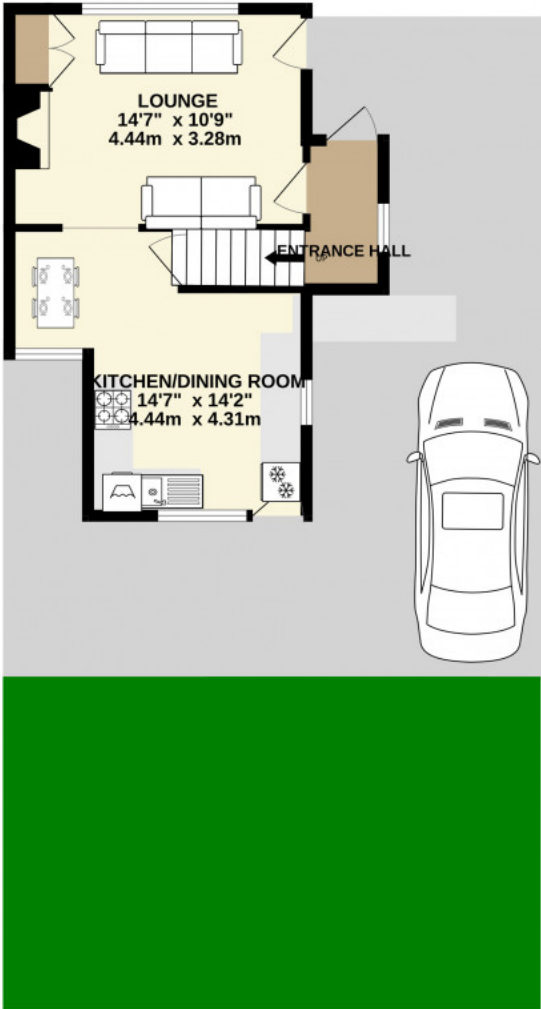
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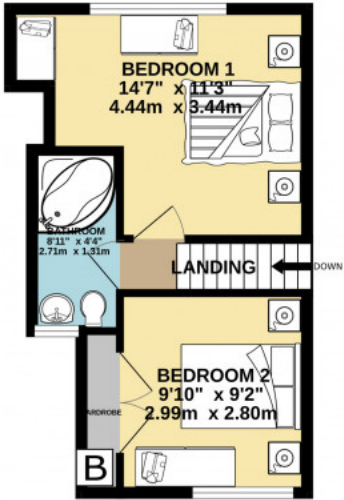


## LANGDALE ROAD, NORTHAMPTON, NN2

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate

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NORTHAMPTON, NN2

Energy rating

**D**

Valid until 15.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data

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### Additional EPC Data

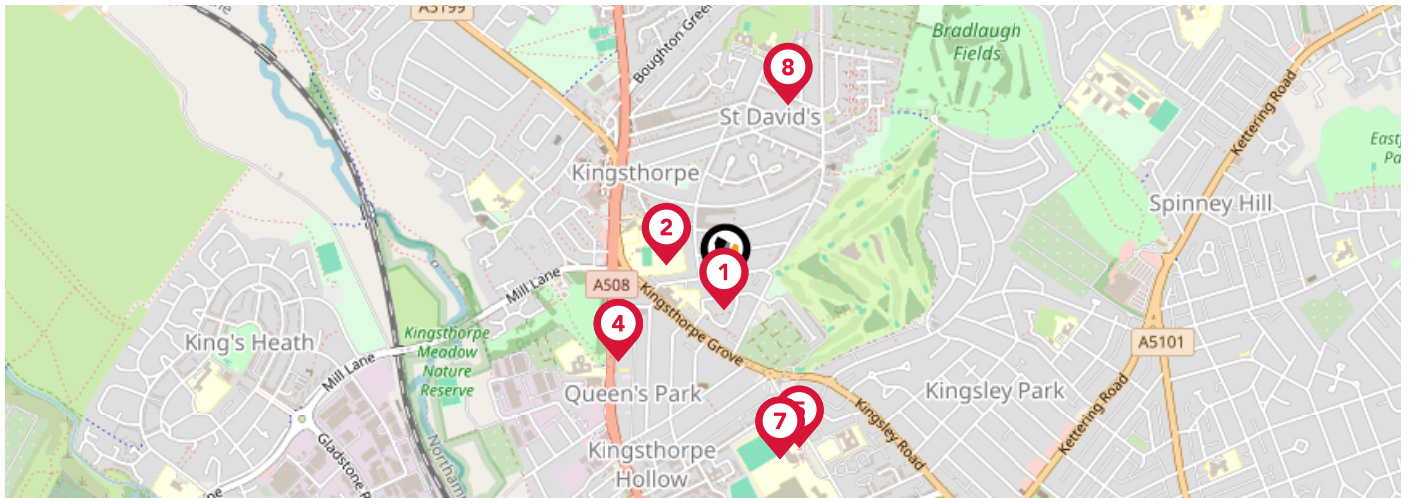
<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	62 m <sup>2</sup>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kingsthorpe Grove Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Good Shepherd Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 291   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Northgate School Academy Trust</b> Ofsted Rating: Outstanding   Pupils: 256   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambian Northampton School</b> Ofsted Rating: Good   Pupils: 25   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fairfields School</b> Ofsted Rating: Outstanding   Pupils: 124   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Malcolm Arnold Preparatory School</b> Ofsted Rating: Good   Pupils: 409   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Malcolm Arnold Academy</b> Ofsted Rating: Good   Pupils: 1357   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Green Oaks Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

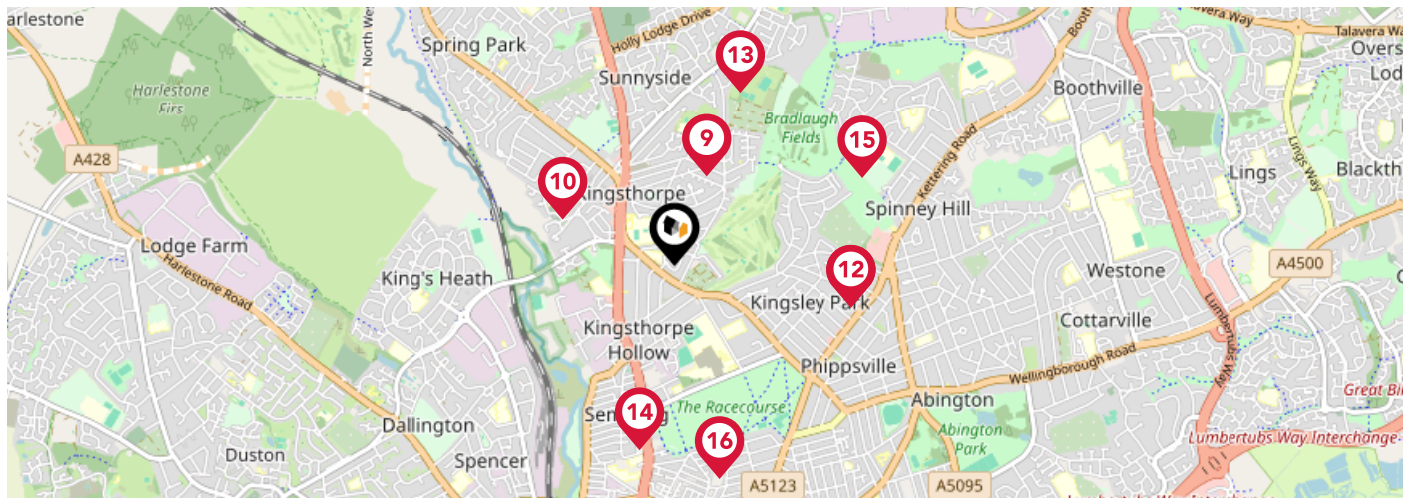


# Area Schools

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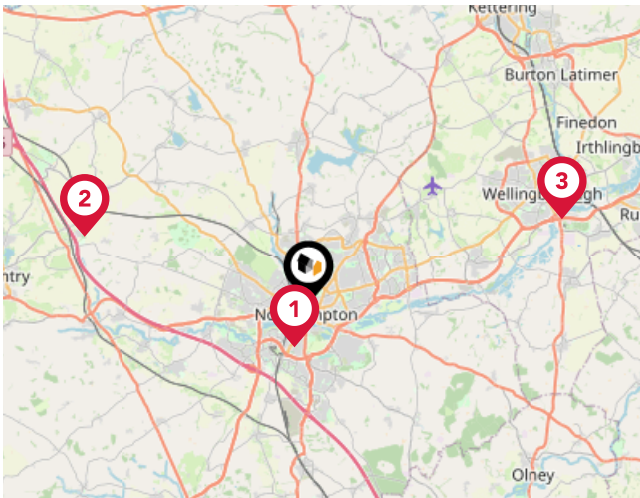
		Nursery	Primary	Secondary	College	Private
	<b>Purple Oaks Academy</b> Ofsted Rating: Good   Pupils: 119   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsthorpe Village Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wallace Road Nursery School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsley Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsthorpe College</b> Ofsted Rating: Good   Pupils: 1403   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bosworth Independent School</b> Ofsted Rating: Not Rated   Pupils: 223   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northampton School for Girls</b> Ofsted Rating: Good   Pupils: 1761   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The CE Academy</b> Ofsted Rating: Not Rated   Pupils: 112   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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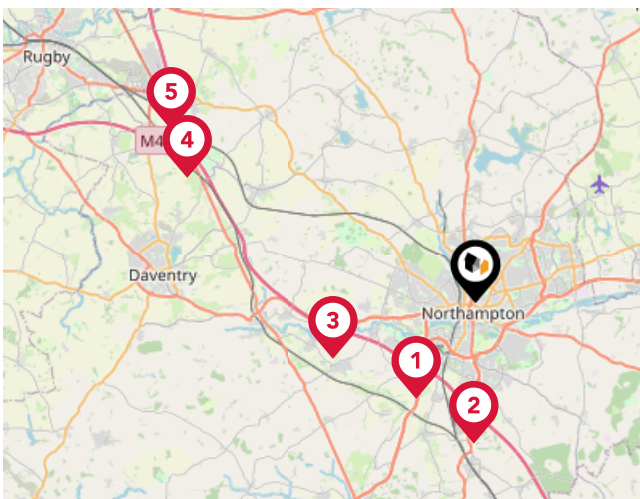


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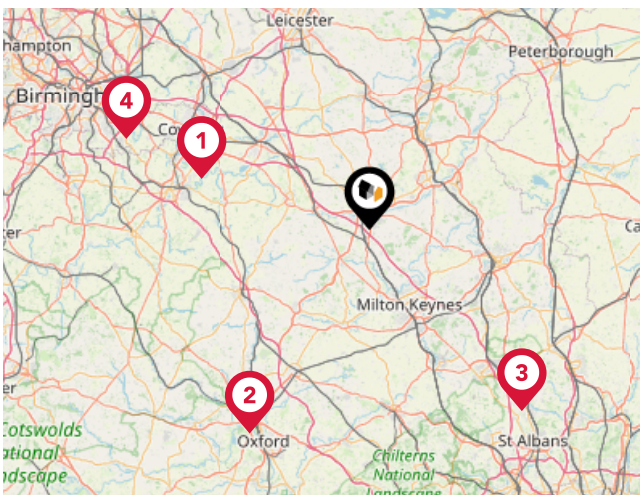
## National Rail Stations

Pin	Name	Distance
1	Northampton Rail Station	1.65 miles
2	Long Buckby Rail Station	8.49 miles
3	Wellingborough Rail Station	9.7 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15A	4.07 miles
2	M1 J15	5.14 miles
3	M1 J16	5.53 miles
4	M1 J17	11.37 miles
5	M1 J18	12.66 miles



## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	25.65 miles
2	London Oxford Airport	34.48 miles
3	London Luton Airport	34.31 miles
4	Birmingham International Airport Terminal 2	37.78 miles

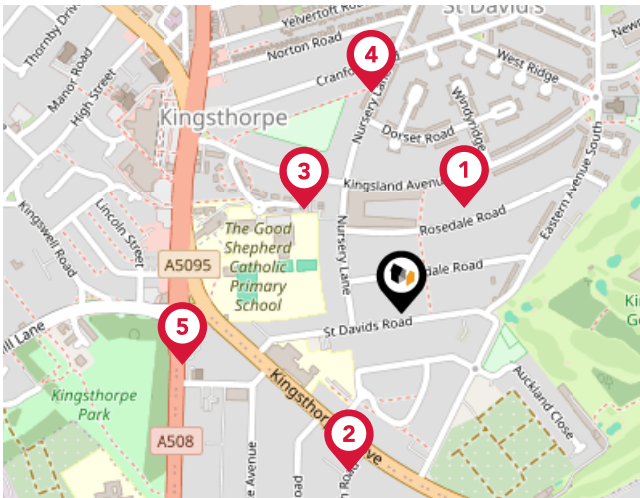
# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Windyridge	0.14 miles
2	Queensland Gardens	0.19 miles
3	Kingsland Avenue	0.16 miles
4	69 Cranford Road	0.25 miles
5	The Cock PH	0.26 miles



# Market

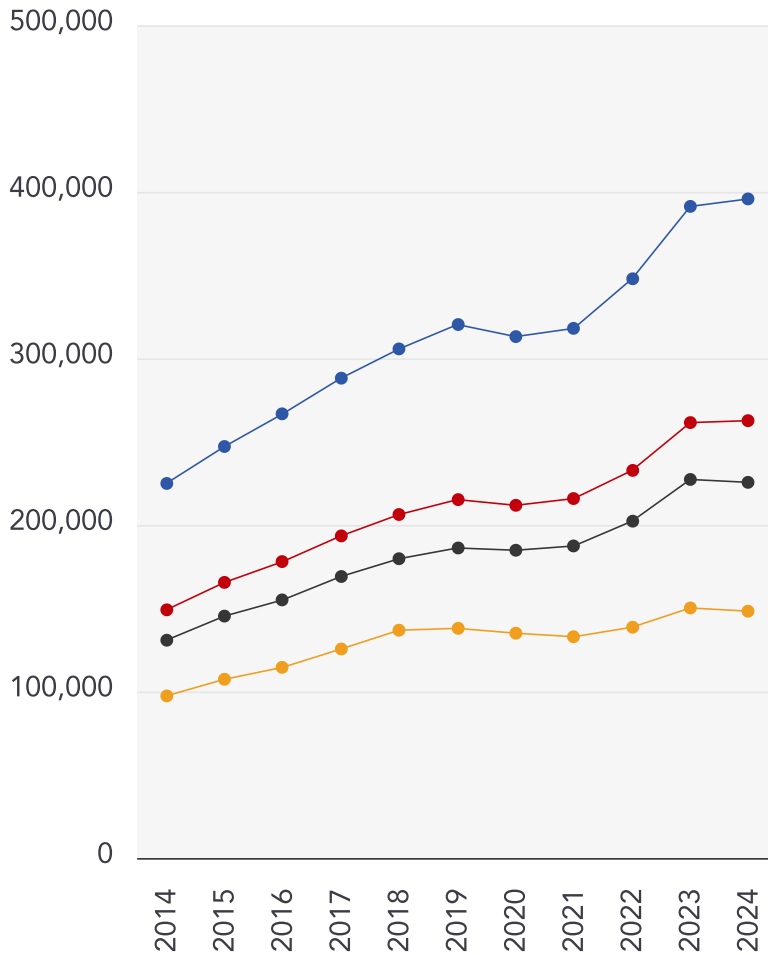
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN2



Detached

**+75.96%**

Semi-Detached

**+76.2%**

Terraced

**+72.46%**

Flat

**+52.26%**

# Carl Myers Bespoke Estate Agent powered by eXp **About Us**

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

# Carl Myers Bespoke Estate Agent powered by eXp Testimonials



## Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

## Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

## Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl\_myers\_bespoke



# Carl Myers Bespoke Estate Agent powered by eXp **Data Quality**

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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