

Georges Drive, Grange Park Northampton NN4 5DU



£169,995

This chain free top floor two bedroom apartment is located in Grange Park with good access to the M1 at Junction 15. There is also a range of local amenities including supermarkets, schools and green spaces. The accommodation itself comprises of an entrance hall with useful storage cupboard, large living room (over 6 metres), fitted kitchen with integrated oven and hob, family bathroom with three piece suite including a bath with shower over and two bedrooms. The main bedroom has two windows providing ample light and en-suite with three piece suite including a shower. Further benefits include a parking space for one car bringing together this modern home.

Enter Via:

Communal entrance with secure entry-phone system, and stairs ascending to top floor.

Hallway

Laminate flooring, storage cupboard and door to kitchen.

**Living Room**

20'11" x 12'0" (6.4 x 3.675)

Laminate flooring, double glazed window to front aspect, and two further obscure glazed windows to front aspect.

**Kitchen**

8'1" x 9'10" at widest (2.469 x 3 at widest)

Fitted with a range of wall mounted and base level units, roll top work-surfaces, electric hob with extractor above, built in oven, 1 ½ bowl stainless steel sink with drainer and mixer tap, integrated washing machine, dishwasher, fridge-freezer, wall mounted electric heater, tiling to water sensitive areas, tiled floor, and double glazed window to front aspect.



Bedroom One

10'2" x 10'9" (3.1 x 3.3)

Double glazed window to front aspect, double glazed window to side aspect, cupboard, and wall mounted electric heater.



En-Suite

A three piece white suite comprising shower cubicle, low level WC, and pedestal mounted wash basin, tiling to water sensitive areas, and wall mounted electric heater.



Bedroom Two

10'2" x 9'6" narrowing too 6'6" (3.1 x 2.9 narrowing too 2)

Double glazed window to rear aspect, and wall mounted electric heater.



Bathroom

A three piece white suite comprising of bath with shower over, low level WC, and pedestal mounted wash basin, tiled floor, obscure double glazed window to rear aspect, and wall mounted electric heater.

Parking

One allocated parking space.

Lease information

We have been advised by the vendor of the following lease information

155 Years from November 2003.

Ground Rent £87.50 every 6 months.


Service Charge £186.48 per month.

▼ Top Floor Apartment



Please note this floor plan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	68	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 