



Flat 2 26 East Park Parade, Northampton, NN1 4LB



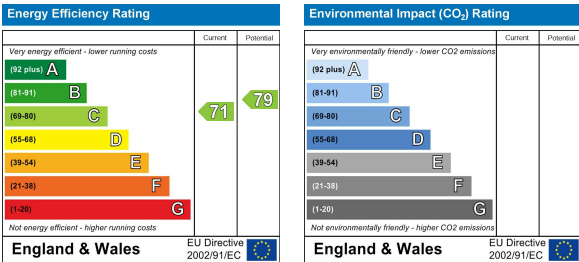
Asking Price £230,000 Leasehold

A well maintained and spacious three bedroomed ground floor apartment in this substantial Victorian townhouse set in a prominent parade of similar properties overlooking the towns historic Racecourse park. The accommodation comprises entrance hall with telecom entry system, private entrance hall, inner hallway, sitting room with large bay window overlooking the Racecourse, kitchen/dining room, three bedrooms and a family bathroom. Outside there is a block paved private courtyard garden and pathway leading to the secure off road parking communal carport accessed from the rear. The property is being sold with vacant possession and no upper chain.



Not to scale. For illustrative purposes only

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a telecom entry system through the original hardwood front door with stairs leading to the first floor and door to:-

PRIVATE ENTRANCE HALL

Enter via a hardwood front door, coat hangers, long inner hallway and doors to:-

LOUNGE

20'1 x 14'3

An original large sash bay window to the front overlooking the Racecourse, double radiator, original marble fireplace with real open fire and tiled hearth, laminate flooring, picture rail, cornicing and door to:-



KITCHEN/DINER

15'7 x 13'5

Fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer, spotlights, double radiator, picture rail and window and door to the rear garden.



BEDROOM ONE

11'9 x 11'8

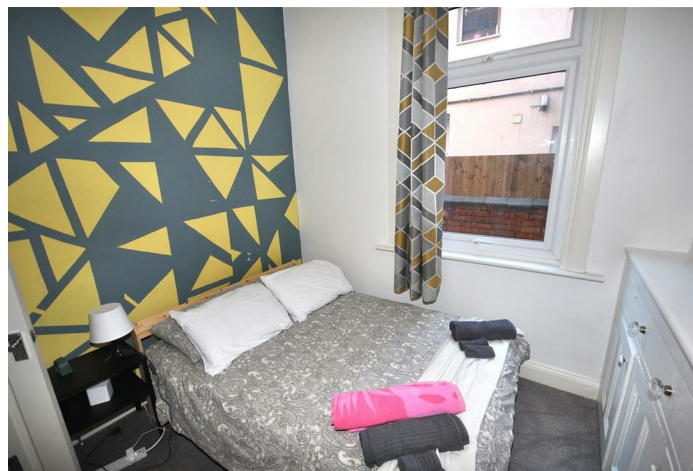
UPVC double glazed window to the side, double radiator and built in triple double wardrobes.



BEDROOM TWO

9'9 x 8'8

UPVC double glazed window to the side, original storage, shelving and radiator.



BEDROOM THREE

8'8 x 5'7

UPVC double glazed window to the side, original storage cupboard and radiator.



BATHROOM

8'8 x 5'7

A re-fitted four piece suite comprising WC, wash hand basin in vanity unit with storage below, panelled bath with shower attachment, corner shower cubicle with glass centre opening doors and shower, modern splashbacks, modern towel radiator, spotlights, storage cupboard housing the gas wall mounted combination boiler and UPVC double glazed window with obscure glass to the side.



OUTSIDE

FRONT GARDEN

Enclosed by brick walling and laid to gravel with flower and shrub borders and steps lead up to the front door.

REAR GARDEN

A block paved courtyard rear garden enclosed by brick walling and wood panel fencing. There is a rear pedestrian gate and pathway leading to the carport at the rear.

CARPORT

The carport has a metal up and over door and undercover parking area. This carport is shared by the top floor flat who has no direct access from the rear of the property.

LEASE DETAILS

A lease of 190 years lease from 1988.

Ground rent is £0.

Buildings insurance is £260 per annum. (Changes yearly)

Service Charge is £250 per annum.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

At St Matthew's Parade there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons Supermarket approximately half a mile away. A local bus service to Northampton town centre runs from St Matthews Parade.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A5123 Kettering Road and upon reaching the Racecourse proceed half way along and park on the left hand side where the property can be found on the opposite side of the road on the right hand side.

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For further information on viewing call 01604 230222