



Flat 10,, 11- 13 Ruskin Road, Kingsthorpe, Northampton, NN2 7SY
£155,000 Leasehold

Jackson Grundy are delighted to bring to the market this well presented two bedroom first floor apartment with an allocated parking space situated within walking distance of the local amenities of Harborough Road, Kingsthorpe. The accommodation comprises entrance hall, two bedrooms, kitchen/lounge/diner and bathroom. The property was constructed in 2019 so benefits from modern fittings and appliances throughout and still maintains good order and condition. Outside there is also an allocated parking space. Offered with NO ONWARD CHAIN, this is an ideal first time purchase or investment. EPC Rating: B. Council Tax Band: C

We have been advised of the following: Ground rent £332.98 pa (review date every 5 years and is indexed linked). Service Charge £2027.00 pa (review date TBC) 250 year lease from 1st January 2019. This information would need to be verified by your chosen legal representative.

All services/appliances have not and will not be tested.

**Two Double Bedrooms | Sought After Location | Open Plan Living | Allocated Parking |
Secure Entry System | No Onward Chain**

modern marketing · traditional values

HALLWAY

Enter via door into the entrance hall. Doors leading to all rooms. Storage cupboard which houses consumer unit. Telephone secure entry intercom system.

OPEN PLAN LOUNGE/KITCHEN 7.34m x 4.60m (24'1 x 15'1)

Kitchen Area: Base and wall mounted white gloss cupboards with solid oak worktop over. LED downlights. Stainless steel sink and drainer with mixer taps and tiling to splash back areas. Electric Induction hob, electric oven with extractor hood over. Integrated fridge/freezer and wine cooler. Cupboard housing the boiler.

Lounge Area uPVC double glazed windows to the rear and side elevations. Space for dining area. Two wall mounted radiators. Television point. Wood laminate flooring.

BEDROOM ONE 5.33m x 2.87m (17'6 x 9'5)

uPVC double glazed window to the side elevation. Wall mounted radiator.

BEDROOM TWO 4.50m x 2.67m (14'9 x 8'9)

uPVC double glazed window to the side elevation. Wall mounted radiator.

BATHROOM

Three piece white suite comprising panelled bath with wall mounted mains shower over, low level flush WC and wash hand basin with mixer tap. Tiling to water sensitive areas. Chrome heated towel rail. Solid wood shelf. Extractor fan. Tiled flooring.

OUTSIDE

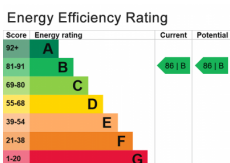
Allocated parking space for one car.

AGENTS NOTE

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DRAFT DETAILS

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

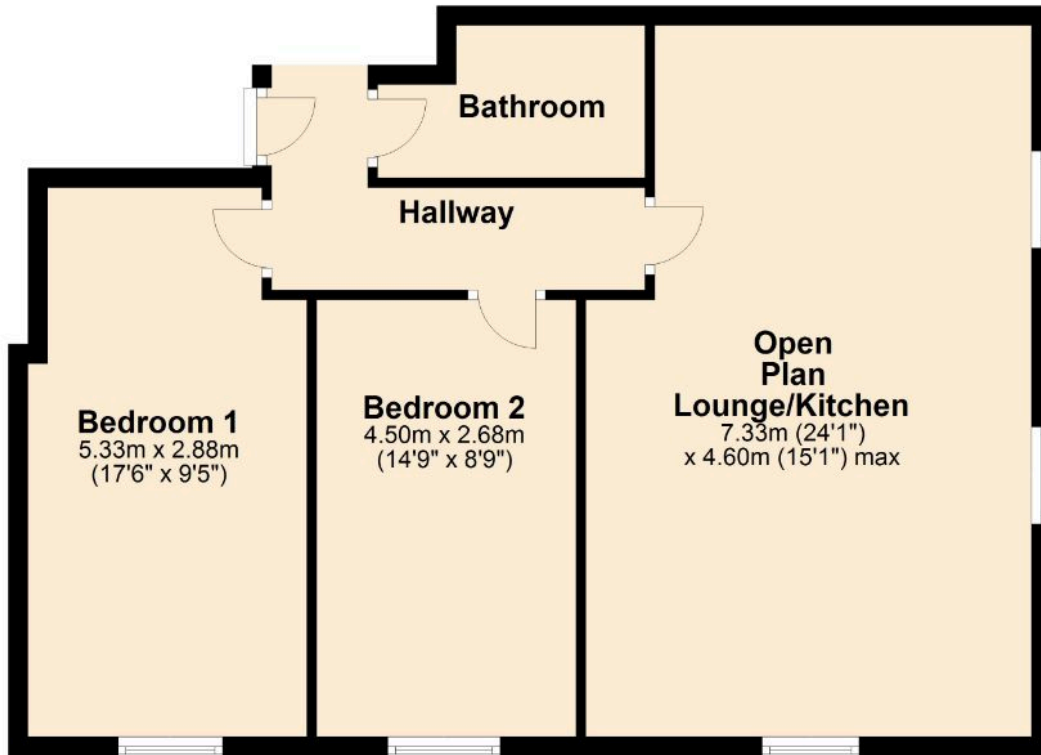


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Floor Plan

Approx. 70.2 sq. metres (755.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 sq. feet)



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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