



19 The Rise, Kingsthorpe, Northampton, NN2 6QQ
Guide Price £150,000 Leasehold

NO CHAIN - Jackson Grundy are delighted to offer for sale this well presented two bedroom top floor apartment with a garage, located in Kingsthorpe village. The accommodation comprises entrance hall, lounge/dining room, kitchen, two bedrooms and shower room. The property further benefits from electric radiator heating, uPVC double glazing, communal gardens and a single garage in a block located to the rear. EPC Rating: TBC. Council Tax Band: A

We have been advised of the following: Ground rent £150 pa (review date TBC). Service Charge £1300 pa (review date TBC) 133 years remaining on lease. This information would need to be verified by your chosen legal representative.

Top Floor Apartment | Two Bedrooms | Garage | Kingsthorpe Village Location | Well Presented Throughout | Generous Lease

modern marketing · traditional values

ENTRANCE HALL

Storage cupboard. Loft access. Doors into:

LOUNGE/DINING ROOM 4.22m x 3.86m (13'10 x 12'8)

Double glazed window to the rear elevation.

Electric heater. Door into:

KITCHEN 3.58m x 2.08m (11'9 x 6'10)

Double glazed window to front elevation.

Comprising sink unit. Wall and base units with work surfaces over. Integrated electric oven with electric hob and extractor above. Plumbing for washing machine. Tiled splash backs. Built in cupboard.

BEDROOM ONE 3.30m x 3.20m (10'10 x 10'6)

Double glazed window to the rear elevation.

Electric heater. Built in wardrobe.

BEDROOM TWO 2.69m x 2.08m (8'10 x 6'10)

Double glazed window to the front elevation.

Electric heater.

BATHROOM 2.44m x 1.68m (8'0 x 5'6)

Obscure double glazed window to the front elevation. Three piece suite comprising low level WC, pedestal wash hand basin and enclosed double shower cubicle. Chrome heated towel rail.

OUTSIDE

GARAGE

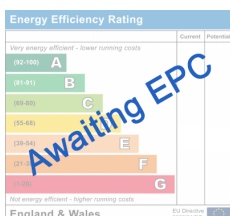
Garage in a block to the side aspect. Up and over door.

AGENTS NOTE

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DRAFT DETAILS

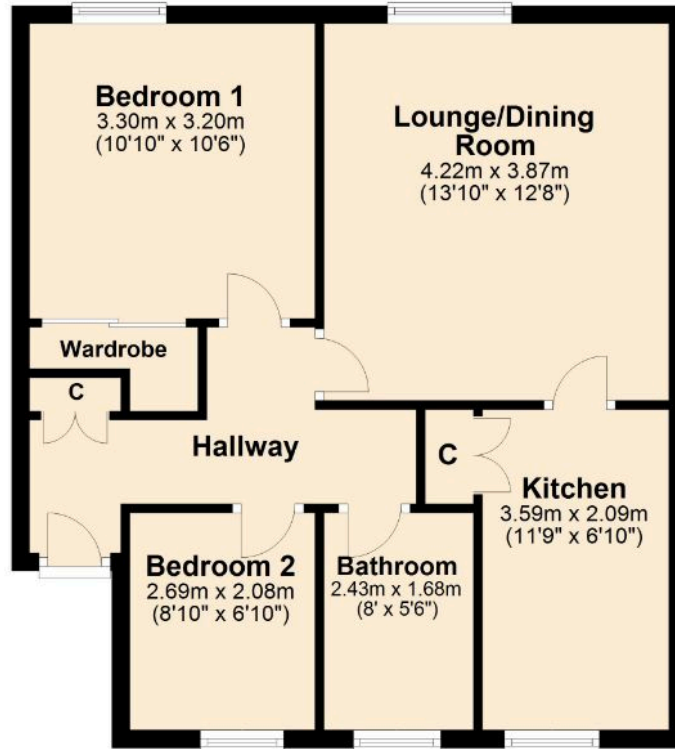
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

Floor Plan

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 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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