



**Flat 2, 26 East Park Parade, Kingsley, Northampton, NN1 4LB**  
**£210,000 Leasehold**

OVERLOOKING THE OLD RACECOURSE is this spacious three bedroom apartment occupying the ground floor of this substantial Victorian town house, set in a prominent parade of similar properties overlooking the town's former historic racecourse. The property is one of four flats and is offered for sale with a share of the freehold. Intercom entry to the main communal hall with stairs rising to the flats on the upper floors and a private entrance door to the main living accommodation which comprises entrance hall, sitting room with fireplace and bay window, kitchen/breakfast room with a door to a private sole use courtyard, three bedrooms and a bathroom. The photograph shows the whole building. EPC: C

**Overlooking Historic Racecourse | Spacious Ground Floor Flat | Three Bedrooms | Double Glazing To Most Windows | Gas Central Heating | Highly Recommended**

**modern marketing · traditional values**

### ENTRANCE HALL

Entry via wooden door. Radiator. Understairs cupboard. Doors to connecting rooms.

### SITTING ROOM 6.27m x 4.44m (20'7 x 14'7)

Bay window to front elevation. Radiator. Gas feature fireplace with tiled hearth and wooden mantle over. Laminate flooring. Picture rail. Door to:

### KITCHEN/DINING ROOM 4.50m x 4.17m (14'9 x 13'8)

Two windows to rear elevation. Door to rear elevation. Fitted with a range of wall mounted and base level units and drawers with roll top work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Tiling to splash back areas. Integrated four ring gas hob with electric oven under and extractor hood over. Space for white goods. Picture rail. Laminate flooring. Spotlights to ceiling. Door to entrance hall.

### BEDROOM ONE 3.66m max x 3.61m (12 max x 11'10)

UPVC double glazed window to side elevation. Radiator. Built in wardrobe with sliding doors.

### BEDROOM TWO 2.79m x 2.69m (9'2 x 8'10)

Double glazed window to side elevation. Radiator.

### BEDROOM THREE 1.70m x 2.69m (5'7 x 8'10)

Double glazed window to side elevation. Radiator. Built in cupboard with shelves.

### BATHROOM 1.78m x 2.69m (5'10 x 8'10)

Obscure double glazed window to side elevation. Radiator. Fitted with a three piece suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas. Cupboard housing replacement wall mounted combination boiler.

### OUTSIDE

### FRONT GARDEN

Enclosed via brick wall. Laid to gravel with shrub borders.

### REAR GARDEN

Enclosed via brick wall. Laid to block paving.

### AGENTS NOTES

Lease remaining: 190 years from 1988

Ground rent: £0

Insurance (including buildings insurance)  
£160/year

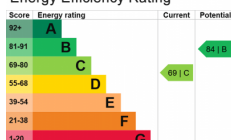
Service Charge: £250 per annum

This information would need to be verified by your chosen legal representative.

### DRAFT DETAILS

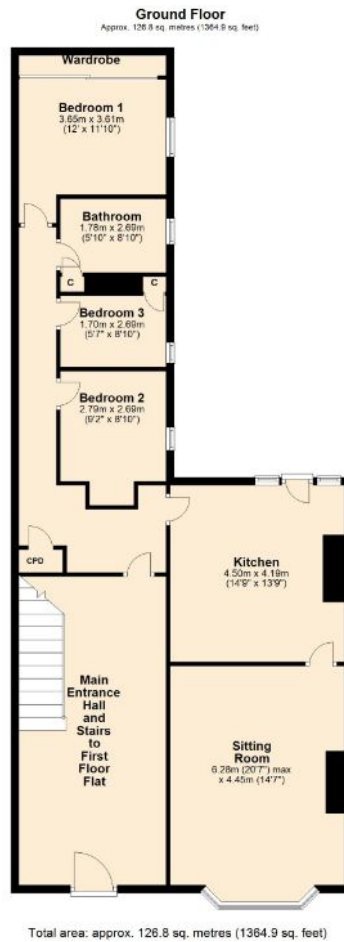
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating



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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## LOCAL AREA INFORMATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.



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