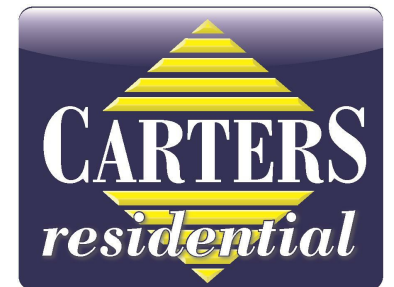




Manor Road, Northampton, NN7 1JF



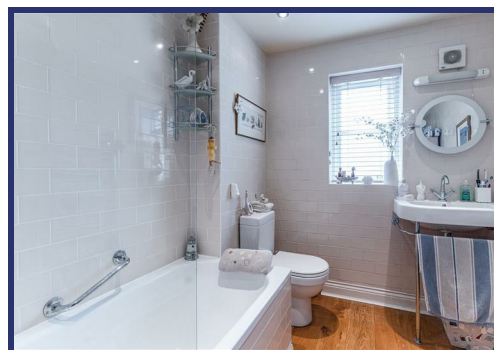
50 Manor Road
Grendon
Northampton
NN7 1JF

Asking Price £225,000

WHY RENT WHEN YOU CAN BUY ? If you have just a 5% deposit your mortgage repayments on this property could be less than £1100.00 per month subject to status. Call us to discuss!!

A stone built ground floor apartment with its own garden land and designated parking.

The apartment holds an elevated position on the fringe of the village with its own parking. Each of the 7 apartments owns one seventh of the freehold therefore control the management of the complex. The accommodation comprises: Common entrance shared by 2 apartments, Sitting room, Kitchen, two bedrooms, bathroom, Car parking and garden. Heating is by gas fired radiator.





Accommodation

50 Manor Road, Grendon, Northants.

Access

There is a shared hallway behind a secured entrance door leading to this apartment and one other. An external doorbell alerts each resident to callers to their particular property. There are built in store cupboards for both dwellings in the hallway and a cupboard housing the electrical services.

Door from communal entrance to :

Inner hallway.

Oak flooring and recessed lighting to the ceiling.

Radiator.

Lounge

Oak flooring. Ornamental fireplace within wood surround. Glazed door with matching side panels to front elevation offering aspects over countryside and woodland. Radiator.

Kitchen

Single bowl sink unit with cupboards under.

Tiling to splash areas. Oak flooring. Integrated fridge/freezer, dishwasher, and washing machine.

Built in oven and hob with extractor

hood over. Regularly serviced "Combi" gas fired boiler which serves the domestic heating and hot water systems.

Bedroom One

Fitted double and single wardrobe. Glazed door with matching side panels opens to the front elevation. Radiator.

Bedroom Two

Double built in wardrobe. Oak flooring. Radiator.

Bathroom

Fully tiled with panelled bath with overhead shower, wash basin and low flush WC.

Recessed ceiling lighting. Heated towel rail. Oak flooring.

Outside

Steps up from Manor Road access a footpath leading to the apartments garden land which is elevated from the roadway behind a stone built retaining wall which supports wrought iron fencing. This area of garden serves two apartments with the lawn area immediately in front of 50 Manor Road belonging solely to that apartment. A garden shed is available. This is a

lovely spot to sit in the evenings for al fresco dining.

Designated car parking for each apartment is accessed by driving through an archway which leads to the rear facade of 50 Manor Road where there is also allocated visitor parking and an additional footpath leading to the apartments front entrance.

Agents notes

Each of the seven apartments owns one seventh of the freehold. The freeholders are able to determine the length of the leasehold (currently around 80 years) and extend same at will so no further financial payments will be required to any absentee freeholder to extend the term of the lease.

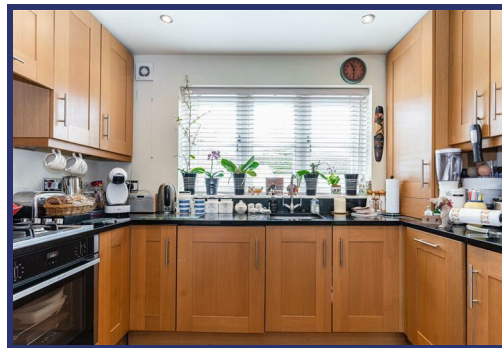
Currently there is a management charge of £416.00 per quarter to cover items such as buildings insurance, external lighting, external painting, cleaning of the common parts, hedge trimming and maintaining the brick paviour area in the car park weed free.

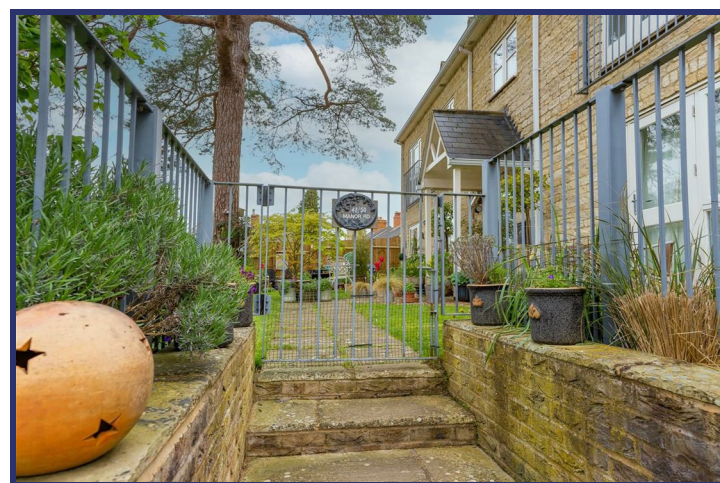
There are telephone points in the bedrooms and sitting room. Satellite TV is provided by a rooftop dish.

Council tax band "B"

Disclaimer

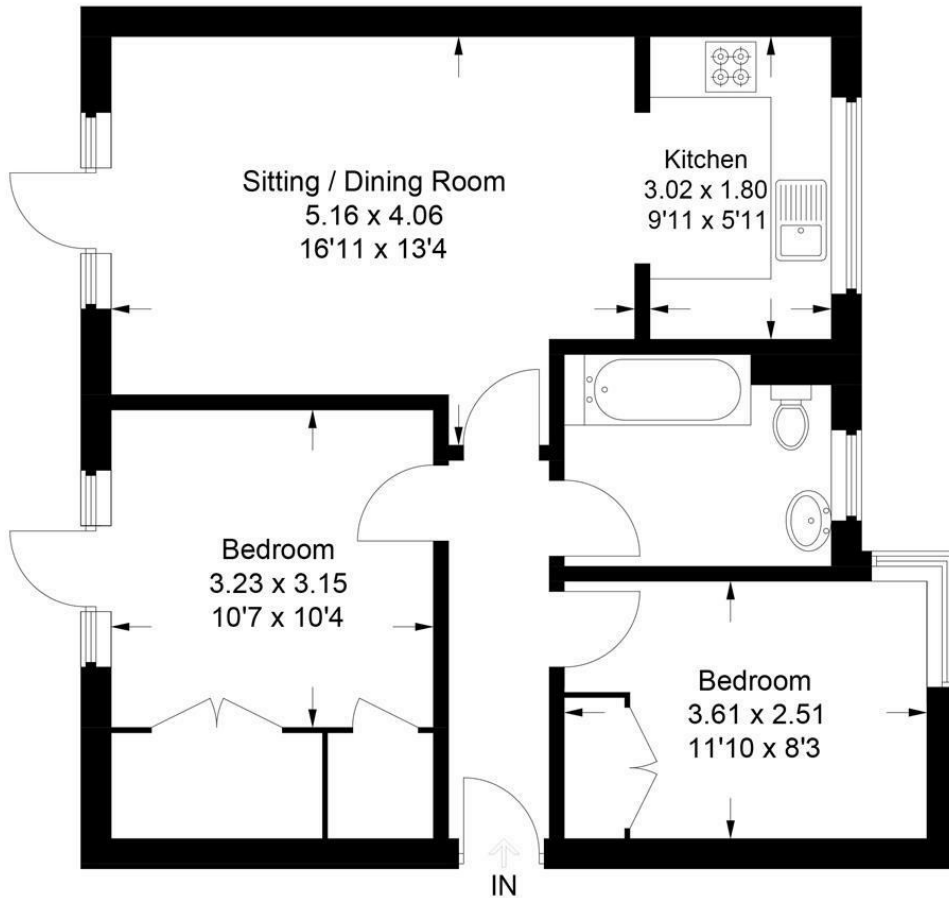
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





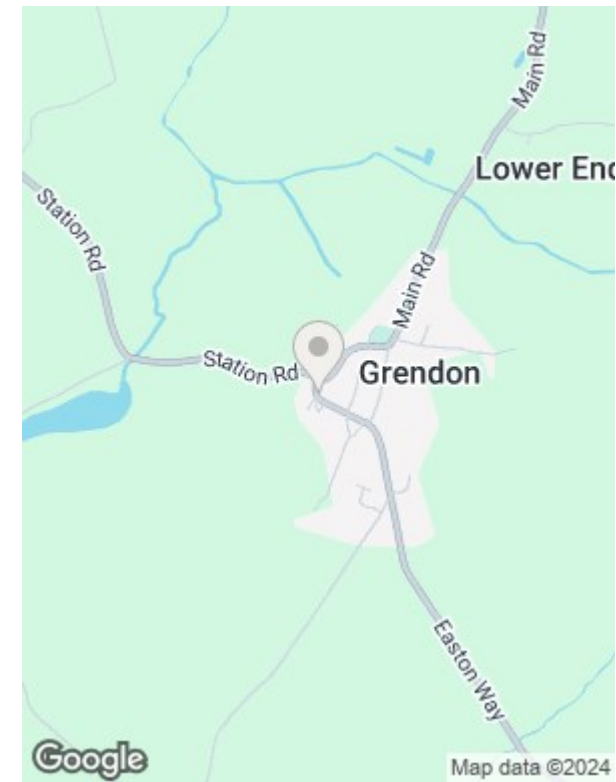


Approximate Gross Internal Area
59.6 sq m / 642 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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	

