



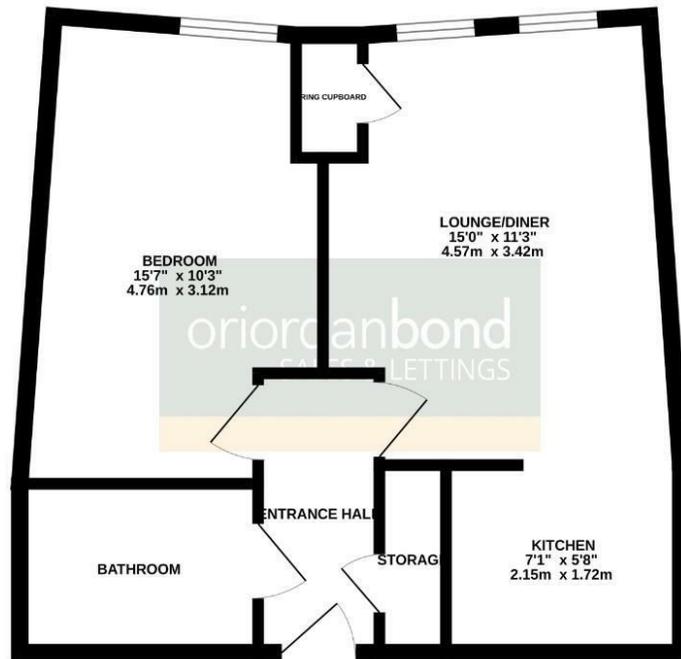
# Oak Grove

Cherry Orchard, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Oak Grove

Cherry Orchard  
NN3 3JR

GUIDE PRICE £120,000

O'Riordan Bond is pleased to offer to the market this well presented one double bedroom second floor apartment. Situated within the popular location of Cherry Orchard, the development is within close proximity of local amenities and has good road links.

Accommodation comprises entrance hall, sitting/dining room with two feature windows and open to a fitted kitchen area, a generous size double bedroom and a three-piece bathroom suite. Benefits include uPVC double glazing, gas radiator heating and an allocated parking space. (B/450/-)

Leasehold Information: Lease Remaning - 110 years (as of 2026) / Ground Rent - £182.28 per annum / Service Charge - £1,300 per annum

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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