



www.jacksongrundy.com

Ruskin Road, Kingsthorpe
Northampton
Northamptonshire, NN2 7SY
£156,000 Flat



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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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JACKSON GRUNDY ARE PLEASED 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 TO INCLUDE SUPERMARKETS, BUS STOPS, PHARMACIES, HAIRDRESSERS AND RESTAURANTS.

FIRST FLOOR

- LOUNGE/KITCHEN/DINER
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

OUTSIDE

- ALLOCATED PARKING SPACE
-





THE PROPERTY

Jackson Grundy are pleased 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 to include supermarkets, bus stops, pharmacies, hairdressers and restaurants. The accommodation comprises a communal entrance hall with intercom secure entry, internal hallway, two good sized bedrooms, kitchen/lounge/dining room and bathroom comprising toilet, sink and bath with shower over. The property was constructed in 2019 therefor benefits from modern fittings and appliances throughout. It has been maintained to a good standard and remains in 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: B.

We have been advised of the following: Ground rent £332.98 pa (review date January - Yearly). Service Charge £2016.00 pa (December - 6 Monthly) Lease length to be confirmed but is estimated to be 250 year lease from 2019. This information would need to be verified by your chosen legal representative.





MATERIAL INFORMATION

Type	Flat
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	B
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Parking, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Kingsthorpe Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past the recently regenerated, Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, 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 the OFSTED "outstanding" 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 two 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.

AGENTS NOTES

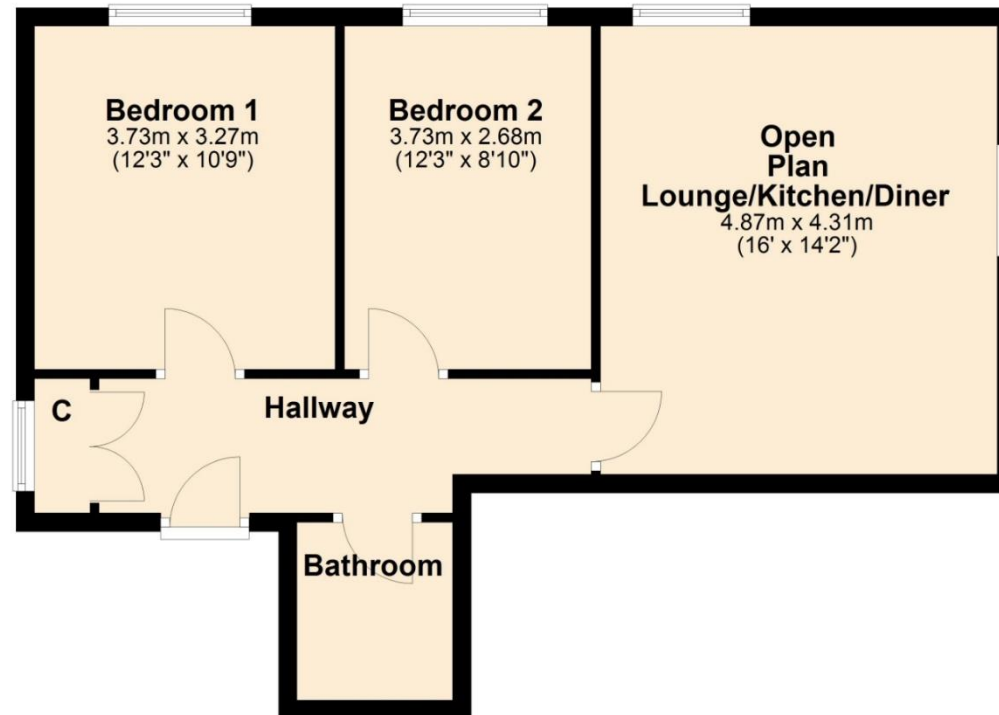
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

Floor Plan

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)