



**Main Street**  
Cottesbrooke, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



**JACKSON  
GRUNDY**  
ESTATE AGENTS

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## Main Street

Cottesbrooke, Northampton, NN6 8PQ

TOTAL AREA: APPROX. 79.9 SQ. METRES (860 SQ. FEET)

**A LOVELY TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN GARDEN, GARAGE AND PARKING AND FORMING PART OF THE STUNNING GRANGE WHICH IS SITUATED AMONGST GLORIOUS COUNTRYSIDE.**

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### ACCOMMODATION

- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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### OUTSIDE

- ALLOCATED PARKING SPACE
  - GARAGE
  - WORKSHOP / STUDIO
  - GARDEN
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## THE PROPERTY

A lovely two bedroom ground floor apartment with its own garden, garage and parking and forming part of the stunning Grange which is situated amongst glorious countryside.

There is an intercom on the front door that leads into a hallway shared with just one other property. Once inside the apartment there is a hall with space for furniture, coats and boots plus an airing cupboard. There are working shutters on the window. The high ceilinged living room has two large windows with working shutters and there is a fireplace with coal effect electric heater.

The kitchen / dining room has a comprehensive range of units with integrated dishwasher and washing machine plus a built in oven, grill, hob and extractor fan. The underslung sink unit has a drainer incorporated into the worktop and there is concealed lighting and kickboard lighting. Double doors lead to the garden.

Bedroom one has Sharps fitted wardrobes with automatic lighting and double rails, bedroom two incorporates a study area. Both bedrooms overlook the garden.

The bathroom features a bath with shower over plus lots of storage cupboards and a heated towel rail.

Outside there is an allocated parking space adjacent to the property plus lots of additional shared parking space. There is a garage with power and light leading to a workshop / studio / store with Velux windows, power and light connected.

The lovely south facing, private rear garden is paved and well stocked with a variety of plants, shrubs and flowers. There are pergolas, a summerhouse and garden shed.

The property has double glazing and electric heating with a combination of night storage and panel heaters.

EPC Rating TBC. Council Tax Band E.

SHARE OF THE FREEHOLD WITH A 960 YEAR LEASE

We have been advised of the following: -

Service Charge - ask agent

Review Date - TBC

Ground Rent: £50 per annum

Length of Lease: 999 years from 1987

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







## IMPORTANT NOTICE

Important Notice - 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. 79.9 SQ. METRES (860 SQ. FEET)



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1117 ft<sup>2</sup>

103.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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