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Timken Way South, Duston  
Northampton  
Northamptonshire, NN5 6FE  
£189,995 Maisonette



Department: Sales

Tenure: Freehold



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A WELL PRESENTED TWO BEDROOM MAISONETTE WITH PRIVATE ACCESS AND ITS OWN BALCONY, LOCATED ON TIMKEN WAY SOUTH. OFFERING A BRIGHT OPEN PLAN LIVING SPACE, MODERN FITTED KITCHEN, TWO GENEROUS BEDROOMS AND CONTEMPORARY SHOWER ROOM. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING AND NEARBY PARKING. IDEAL FOR FIRST-TIME BUYERS OR INVESTORS. EARLY VIEWING RECOMMENDED.

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#### GROUND FLOOR

- HALLWAY
- LAUNDRY ROOM

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#### FIRST FLOOR

- LOUNGE/DINING ROOM
- KITCHEN
- BEDROOM
- BEDROOM
- BATHROOM





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## THE PROPERTY

A well presented two bedroom maisonette with private access and its own balcony, located in the popular residential area of Timken Way South. The property benefits from its own independent entrance, offering a greater sense of privacy and convenience.

Internally, the accommodation is bright and well laid out. The spacious open plan lounge and dining area enjoys plenty of natural light and provides direct access to the balcony, making it ideal for relaxing or entertaining. The fitted kitchen is modern and functional, featuring ample storage and worktop space. There are two well proportioned bedrooms, both neutrally decorated, with the main bedroom offering excellent space for furnishings. The bathroom is finished with a clean, contemporary suite including a shower.

Externally, the private balcony provides a pleasant outdoor seating area, while parking is available nearby.

Additional benefits include gas central heating, double glazing, and useful internal storage.

Conveniently positioned for local amenities and transport links, 34 Timken Way South is an ideal first-time buy or investment opportunity. Early viewing is advised.

EPC Rating: C. Council Tax Band: C

We have been advised of the following charges:

£10 pcm to Meedfleet

£16.63 pcm to Kingstone Real Estate.

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



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## MATERIAL INFORMATION

Type	Maisonette
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
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

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## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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## 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 marketed 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 0

Approximate total area<sup>(1)</sup>  
734 ft<sup>2</sup>  
68.3 m<sup>2</sup>



Floor 1



(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.

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