



7 Craddocks Court | East Street | Irchester | NN29 7FA



Matthew
Nicholas



Offers In The Region Of £99,995

A one bedroom second floor apartment situated in this former factory conversion with car parking to the rear. With the lease entitling the leaseholder to an equal share in the freehold, the property presents as a rare opportunity to buy a leasehold property without concerns about possible financial exposure to a third party leaseholder or managing agent. Boasting a gas fired radiator heating system and PVCu double glazing, the property comprises a hall, dual aspect sitting room, kitchen, bedroom and bathroom. Offered with no onward chain. Recommended.

- One bedroom second floor flat in converted former factory
- Shared parking area to rear
- Gas fired radiator heating system
- Equal share of freehold along with other flats
- Great village location
- PVCu double glazing

Communal entrance doors to front and rear into shared hallway and staircase to the second floor.

Hall

Radiator, laminate flooring, doors to the bedroom, bathroom, and sitting room.

Bedroom

9'6" x 11'7" (2.92m x 3.54m)

Window to side, radiator.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and bath with electric shower above. Tiled splash areas, tiled floor, radiator, skylight.

Sitting Room

9'10" x 15'4" (3.01m x 4.68m)

Three windows to the front and one large window to the side, two radiators, laminate flooring. Door to the kitchen.

Kitchen

8'0" x 6'1" (2.44m x 1.86m)

Fitted with base and eye level cupboards with worksurfaces above. Inset single bowl sink, electric hob with single oven below, plumbing and space for washing machine, space for under counter fridge, tiled splash areas and floor. Window to front.

Outside

Gravel parking area to the rear of the building for residents use.

Leasehold Information

99 years from 10th November 1989

Service Charge £420.00 per annum inc buildings insurance contribution.

Ownership of the flat entitles the leaseholder to a 1/8th share of a company which owns the freehold. Further information is available on request.

A lease extension will be possible and can be discussed as part of an agreement to purchase.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.



Further Information



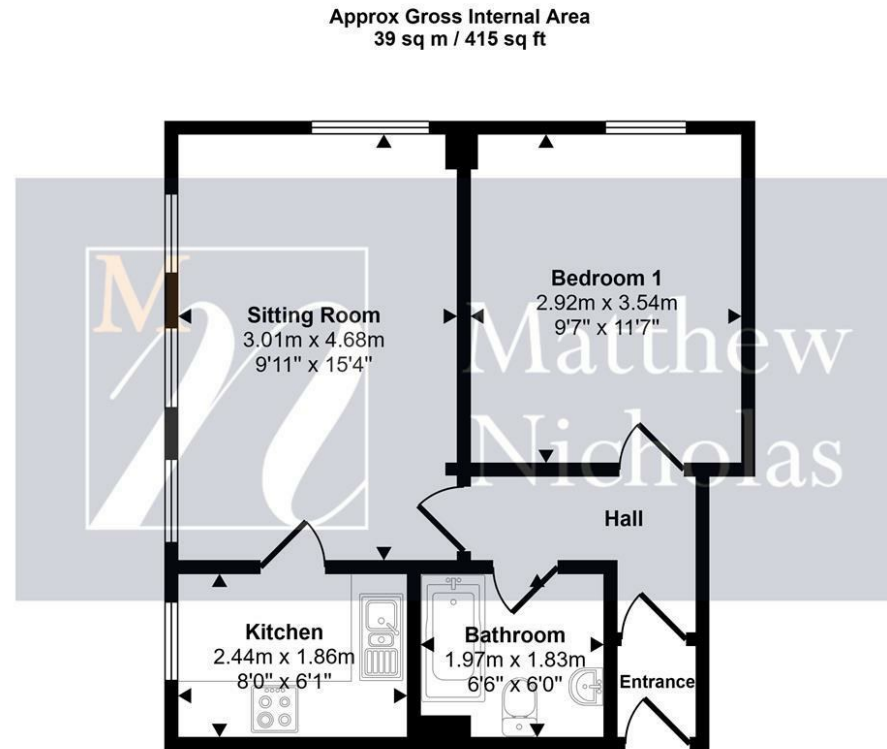
Local Authority: North Northamptonshire council

Tax Band: A

Floor Area: 415.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	76
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas