



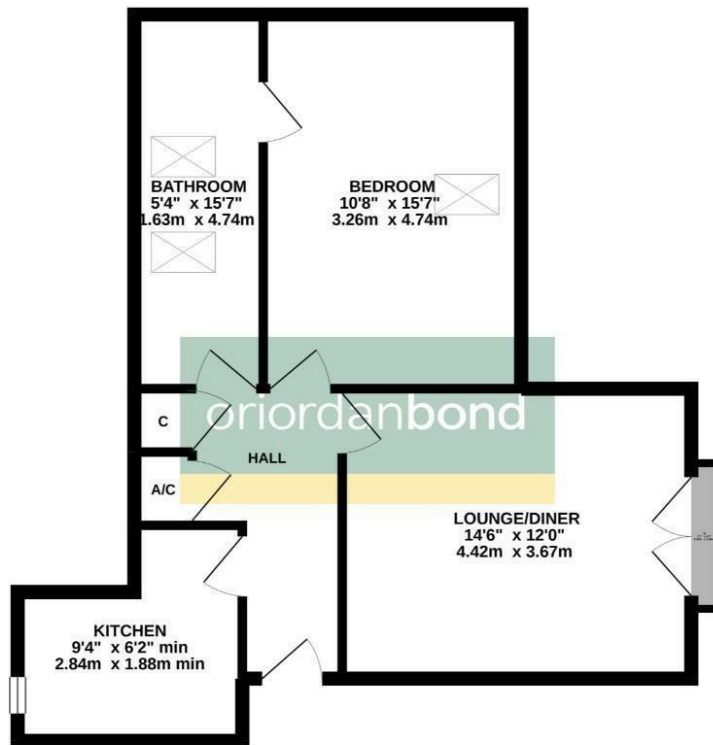
# Brook View

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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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## Brook View

Grange Park  
NN4 5DR

PRICE £120,000

Offered for sale with no onward chain is this immaculately presented one double bedroom top floor apartment situated in the popular area of Grange Park. This apartment is within close proximity of Foxfield Country Park, shops and other amenities as well as having easy access to Junction 15 for the A45 and the M1.

This light and airy property offers generous accommodation comprising communal entrance via a secure intercom system, hallway with access to the loft space, a storage cupboard, airing cupboard with a recently replaced boiler and doors to all other rooms. There is a sitting/dining room with Juliette balcony providing wonderful views, a modern kitchen, a good size double bedroom with half vaulted ceiling and an amazing 15' four-piece bathroom. Outside is an allocated parking space plus several visitor spaces. Further benefits include uPVC double glazing. (A/569/-)

Leasehold Information: Lease Remaining - 129 years (as of 2026) / Ground Rent - £83.50 every 6 months / Service Charge - £2000 per annum (exact figure TBC)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### 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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