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Clickers Drive, Upton  
Northampton  
Northamptonshire, NN5 4ED

£195,000 Flat



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are pleased to welcome to the market this immaculate and rarely available two bedroom ground floor apartment with its own private entrance door. The accommodation comprises spacious entrance hall with high ceilings, two double bedrooms and main benefiting from built in wardrobe and an en-suite shower room. The open plan kitchen/lounge/dining room with sash windows over looking the park. Further benefits include gas central heating, double glazing and secure gated parking.

## Features & Utilities

- ✓ Immaculate Ground Floor Apartment
- ✓ Two Double Bedrooms
- ✓ En-Suite To Bedroom One
- ✓ Parking In Gated Area
- ✓ Gas Radiator Heating & Double Glazed Feature Windows
- ✓ Own Private Access
- ✓ Low Monthly Costs
- ✓ Ideal First Purchase
- ✓ New Boiler Installed 2023

## Property Overview

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### ENTRANCE HALL

Private hardwood obscure double glazed entrance door. Fitted mat. Feature high ceiling. Radiator. Storage cupboard with air filter system.

### KITCHEN/LOUNGE/DINING ROOM 6.23m x 6.40m (20'5" x 20'11")

Kitchen Area: Wall and base units. One and a half bowl sink and drainer. Gas hob and oven. Space for upright fridge/freezer, washing machine and tumble dryer. Tiling to splash back areas. Tiled floor. Spotlights. Extractor. Lounge/Dining Area: Hardwood double glazed sash window to side elevation. Two radiators. Feature media wall with storage and TV space.

### BEDROOM ONE 3.74m x 3.74m (12'3" x 12'3")

Hardwood double glazed sash window to front elevation. Radiator. Built in wardrobe. Door to:

### EN-SUITE

Heated towel rail. Suite comprising WC, pedestal wash hand basin and spacious shower cubicle. Tiling to splash back areas. Spotlight. Tiled floor.

### BEDROOM TWO 2.73m x 3.74m (8'11" x 12'3")

Hardwood double glazed sash windows to front and side elevations. Radiator.

### BATHROOM

Obscure hardwood double glazed window to rear elevation. Radiator. Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and WC.

### OUTSIDE

Communal parking with secure electric gates. One allocated space. Bike shed. Storage.

### LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge - £600 paReview Date - TBCGround Rent: £75 paLand Trust: 105 paBuildings Insurance: £300 pa Length of Lease: 150 year lease from 2005. This information would need to be verified by your chosen legal representative.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

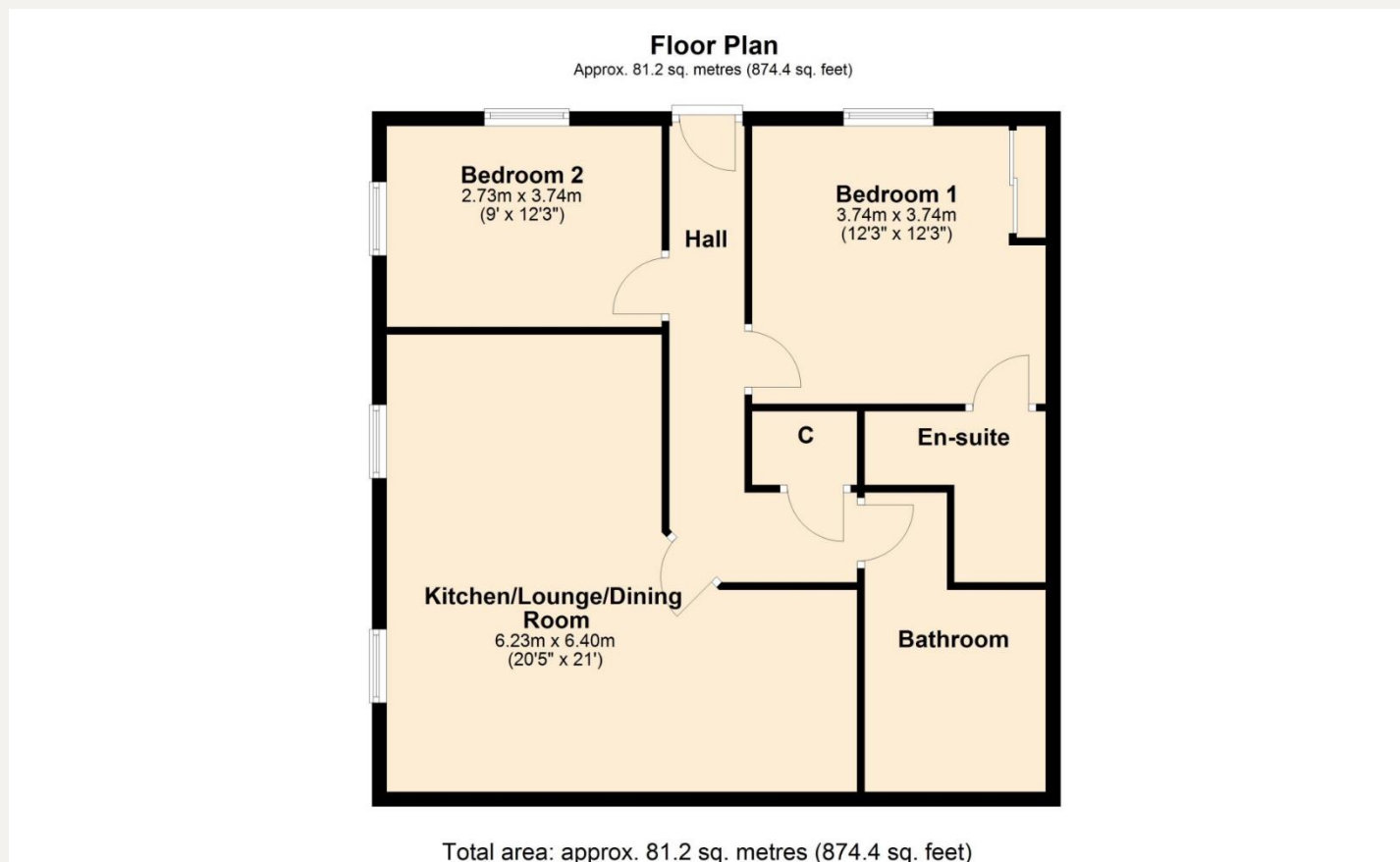
## MATERIAL INFORMATION

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

### 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







## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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