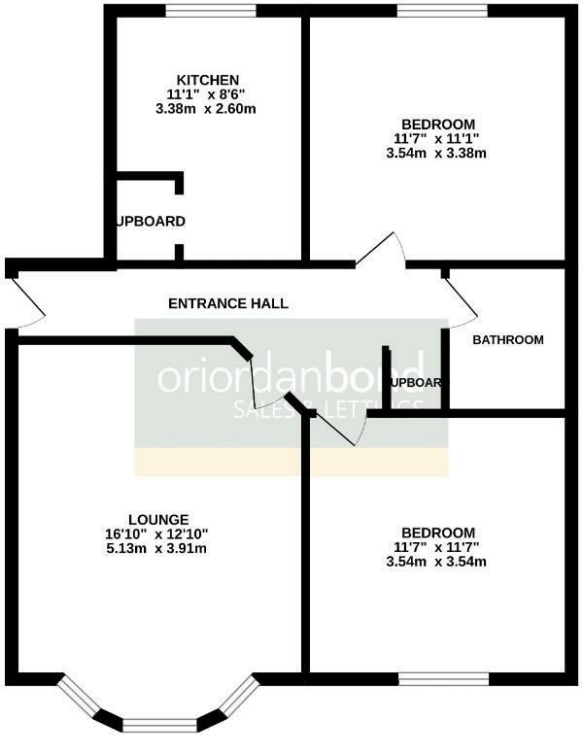
# Baines Way

Grange Park, Northampton

oriordanbond
SALES & LETTINGS

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.




TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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# Baines Way

Grange Park

NN4 5DP

OFFERS OVER £140,000

**This modern first floor two bedroom apartment is offered for sale in the popular location of Grange Park. The apartment is is within close proximity of Woodland View Primary School, Foxfield Country Park, local amenities and good road links to Junction 15 for the M1 and A45.**

The accommodation comprises entrance hall, sitting room, fitted kitchen, two double bedrooms and a re-fitted shower room with double shower cubicle. Further benefits include uPVC double glazing, gas radiator heating and allocated parking for one car. (B/679/-)

Leasehold Information: Lease Remaining - 132 years (as of 2026) / Ground Rent - £132 per annum (payment every 6 months at £66) / Service Charge - £1,100 per annum

**Additional information**

- Council Tax Band: C
- Energy Efficiency Rating:

**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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The Property Ombudsman

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