

for sale

offers over **£170,000**



## Dainty Grove Grange Park Northampton NN4 5DX

We are pleased to offer for sale this two bedroom first floor flat in the popular Grange Park area of Northampton. The property benefits from UPVC double glazing and off road **ALLOCATED PARKING**. Viewing is highly recommended. To be sold with **NO ONWARD CHAIN**.



# Dainty Grove Grange Park Northampton NN4 5DX

## Entrance Hall

Front door to entrance hall. Ceramic floor, wall mounted electric heater, intercom and storage cupboards.

## Lounge

17' max x 12' 10" max ( 5.18m max x 3.91m max )

Three UPVC double glazed windows to the rear elevation, wall mounted electric heater, and laminate floor.

## Kitchen

11' x 7' 3" ( 3.35m x 2.21m )

The kitchen offers a range of wall and base level units, work surfaces, one bowl stainless steel sink with mono block tap and heated electric handwash. Integrated electric single oven, electric four ring hob, cooker hood over, space and plumbing for washing machine. Breakfast bar, ceramic floor and UPVC double glazed window to the front elevation.

## Bedroom One

11' 7" x 9' 10" ( 3.53m x 3.00m )

UPVC double glazed Juliet balcony to the rear elevation, wall mounted electric heater, and laminate floor.

## Bedroom Two

12' 3" max x 9' 2" ( 3.73m max x 2.79m )

UPVC double glazed window to the front elevation, wall mounted electric heater, and laminate floor.

## Bathroom

Three pieces suite comprises panelled bath with shower over, vanity wash hand basin and low level flush wc. Wall mounted electric heater, electric fan, shaver point, and tiling to splash back areas. UPVC frosted double glazed window to the side elevation, and ceramic floor.

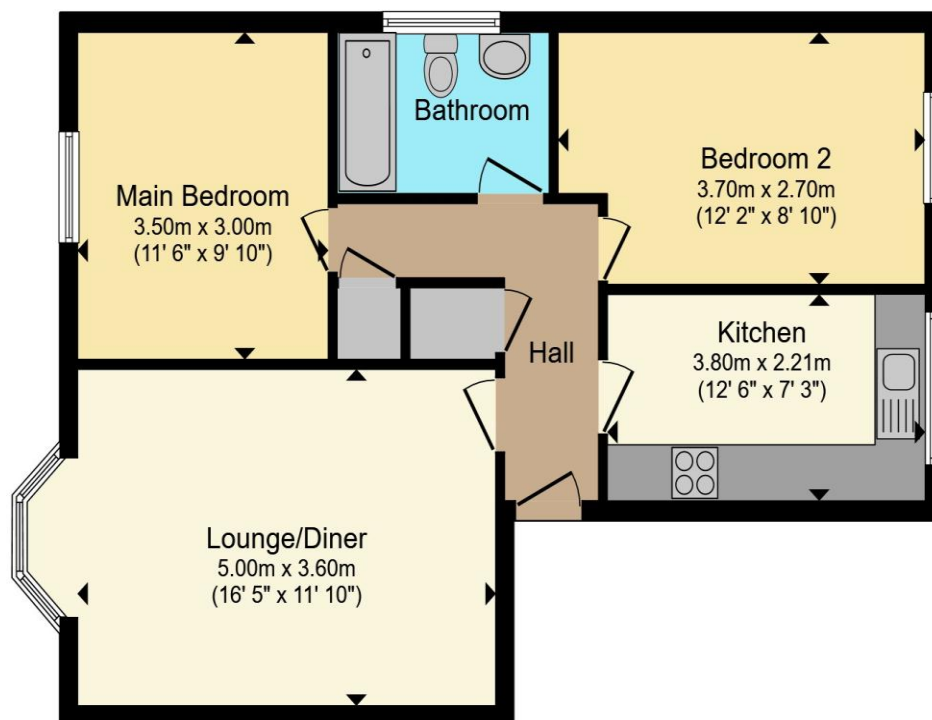
## Parking

Allocated parking space.









Total floor area 62.5 m<sup>2</sup> (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL408300 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1671.00

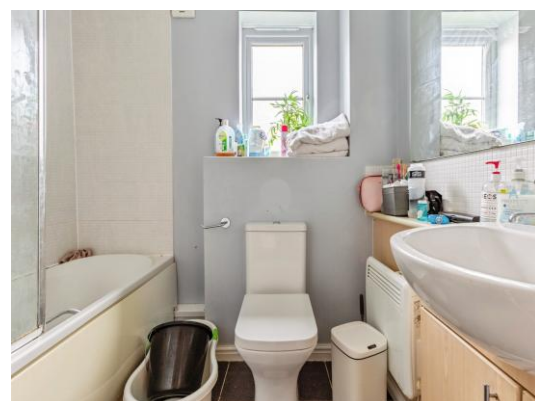
Ground Rent: 125.00

**view this property online [connells.co.uk/Property/WFL408300](http://connells.co.uk/Property/WFL408300)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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