



HOWKINS &
HARRISON

98 Finney Drive, Grange Park,
Northampton, NN4 5DT

Guide Price £145,000

- Top floor apartment
- Lounge & fitted kitchen
- Two bedrooms & bathroom
- Allocated parking
- Located close to Local amenities at Grange Park
- Energy Rating-C
- Ideal investment with an expected rent of £1000pcm

A top floor two bedroom apartment offering an ideal first time buy or investment opportunity in the conveniently located area of Grange Park. This is an ideal first time purchase investment with an expected rent of £1000 pcm.

Location

Grange Park is situated some two/three miles south of Northampton town centre giving good access to the M1, Junction 15. The location is well equipped with various amenities to include a doctor's surgery, dental surgery, community centre, Co-operative Supermarket and Woodland View Primary School. There is also The Grange Inn public house and a regular bus service to and from the town centre. Nearby leisure facilities include Collingtree Park Golf Club and Esporta Health and Fitness Club which are both within a short distance. Public transport links are also well catered for with a regular daily bus service to Northampton, where the train station offers mainline services to London Euston and Birmingham New Street.

Ground Floor

Communal entrance hall with stairs rising to the second floor (top floor) where the apartment is situated. Hall with doors off to all rooms.

The sitting room has two windows to front, and the kitchen is fitted in high gloss facing cabinets, working surfaces incorporating a sink unit, ceramic hob, oven and extractor fan, plumbing for washing machine and a fridge/freezer. There are two bedrooms and bathroom.

Outside

Outside, there is an allocated parking space.

Leasehold Details

We are of the understanding that the lease commenced in 2006 for 155 years.

Service charge of £804.84 per year

Ground rent of £125.00 per year

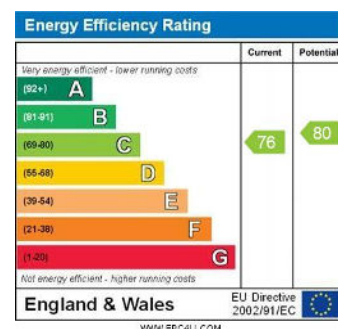
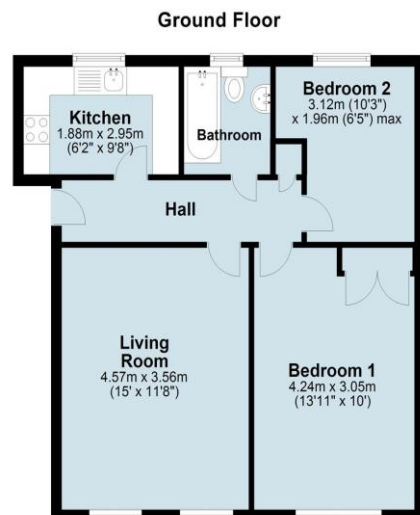
(Renewal of two instalments of £62.50 -May and November)

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.



Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council. - Tel: 0300-1267000

Council Tax Band - B

Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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