



Dainty Grove | Grange Park | Northampton  
Price £165,000

  
**DISTINCT**  
Property Consultants



Modern, Neutral Two Double Bedroom 2nd Floor Apartment with Bathroom, Ensuite Shower and Allocated Parking. Cooker, Fridge/Freezer and Washer Dryer Included.

EPC rating C.

- 2 Double Bedrooms
- Living Room
- Kitchen
- Bathroom and Ensuite Shower Room
- Local Shops Close By
- Cooker, Washer/Dryer and Fridge/Freezer Included
- Allocated Parking
- Double Glazing
- Modern Programmable Electric Heating
- Easy Access to M1

This light and airy apartment is located in the highly sought-after area of Grange Park in Northamptonshire. Priced at £165,000, this property boasts two spacious bedrooms, two modern bathrooms, and a large inviting living room. The apartment also benefits from double glazing and Dimplex Storage Heaters.

Upon entering the property, you are greeted by a welcoming hallway that leads to the spacious living room. The living room is bright and airy, with large windows that flood the room with natural light. The room is perfect for relaxing and entertaining guests, with ample space for a comfortable seating area and a dining table.

The kitchen is located next to the living room and is fitted with appliances. The apartment has two spacious bedrooms, both of which are bright and airy. The master bedroom benefits from an en-suite bathroom, while the second bedroom is served by a modern family bathroom. The property also benefits from parking for one car, providing convenient and secure off-street parking.

#### HALLWAY

Hallway with carpets and intercom.

Wall mounted Dimplex Storage Heater.

Door leading to bedrooms, kitchen, living room and family bathroom.

Storage Cupboard





### KITCHEN

Stainless steel sink unit with mixer tap and cupboard under. A further range of base and eye level units with roll edged work surfaces. Electric cooker with double electric oven and extractor hood over, fridge and freezer, washer/dryer. Ceramic tiled floor, UPVC double glazed window to front aspect, wall mounted Dimplex Storage Heater.

### LIVING ROOM

UPVC double glazed windows to front aspect, blinds, beige carpet, wall mounted Dimplex Storage Heater, television point, internet point, space for dining table and chairs, coffee table, sofa and lounge chair.



### MASTER BEDROOM – BEDROOM ONE

Double bedroom with an en-suite bathroom, UPVC double glazed window to front aspect, blinds, beige carpet, and wall mounted Dimplex Storage Heater.

### EN-SUITE

A white suite of shower cubicle, pedestal wash hand basin and low level WC. Fully tiled, extractor fan.

### BEDROOM TWO

Double bedroom with an en-suite bathroom, UPVC double glazed window to rear aspect, blinds, beige carpet, and wall mounted Dimplex Storage Heater.



### FAMILY BATHROOM

A white suite of panel bath with hot and cold water taps, shower and shower screen, pedestal wash hand basin and low flush WC. Ceramic half tiling to all walls, shaver point, extractor fan.

### PARKING

Allocated parking

### LOCATION

Grange Park is a popular new urban development to the south side of Northampton some 4 miles from the town



centre. With its own community centre, primary school, two public houses and supermarket, additional facilities are within easy reach due to Grange Park's convenient location. Positioned just off the A45 Northampton ring road, M1 J15 is only a mile away with hotel, restaurant and petrol station services. 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. An additional bus service also operates to Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

#### **Situation & Property Information**

No chain

Leasehold

Lease Remaining : 135 years. Start of lease date 1st January 2004.

Ground Rent: £125 per year

Service Charges: £2,500 (varies each year)

#### **Viewings**

Strictly by appointment only.

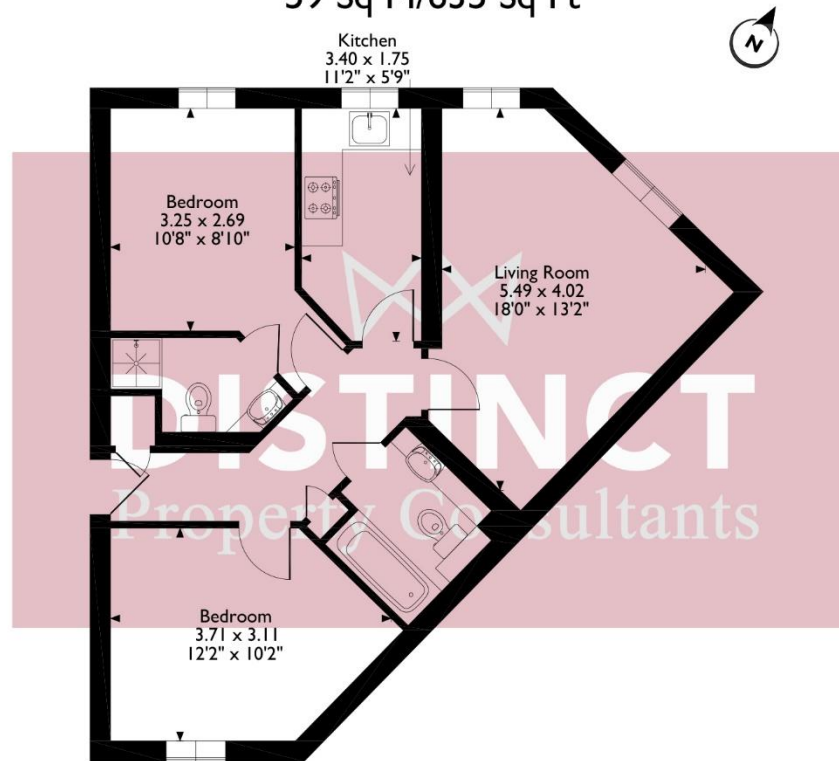
#### **Agents' Disclaimer**

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant(s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.

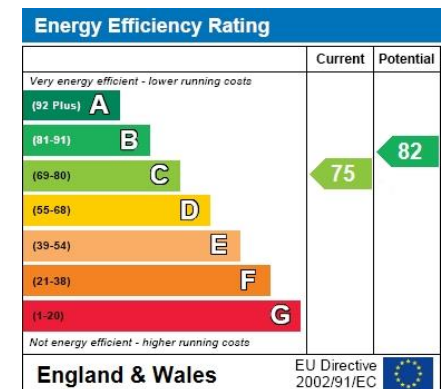


## Approximate Gross Internal Area 59 Sq M/635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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