



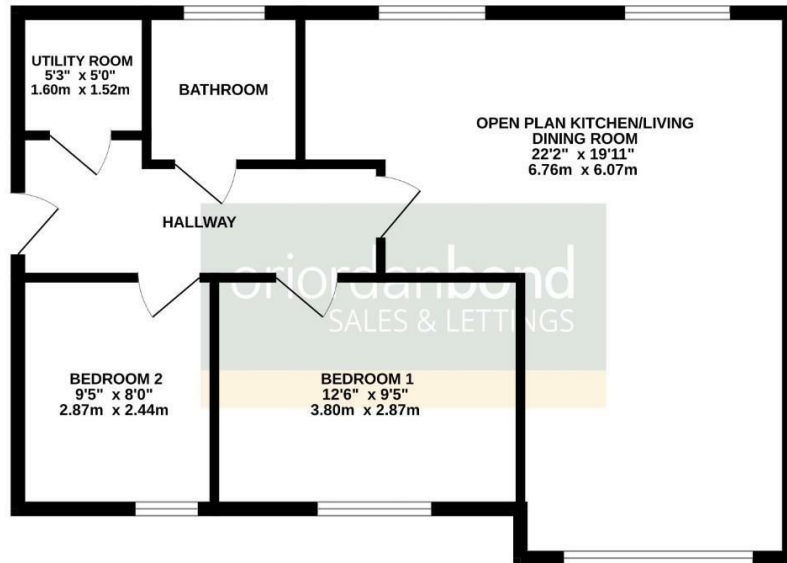
# Pascal Close

Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan concerned 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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## Pascal Close

Duston

NN5 6US

OFFERS OVER £155,000

Offered to the market with no upper chain is this immaculate two bedroom ground floor apartment situated in the popular Timken development within Duston. This apartment provides good access to Sixfields Retail Park and is ideal for first time buyers, downsizers or investment.

The accommodation comprises hallway, modern open plan kitchen/living/dining room, utility room, double bedroom, well proportioned single bedroom and a re-fitted bathroom suite. Outside is one allocated parking space. Further benefits include uPVC double glazing and gas radiator heating. (B/656/-)

Leasehold Information: Lease Remaining - 110 years (as of 2026) / Ground Rent - £150.00 per annum / Service Charge - £129.70 per month

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### 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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