



# Muncaster Gardens

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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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## Muncaster Gardens

East Hunsbury

NN4 0XH

GUIDE PRICE £125,000

A well presented ground floor maisonette situated in the ever popular East Hunsbury. The property is offered to the market with no upper chain and would make an ideal first time buy or buy-to-let investment.

The accommodation comprises entrance hall, sitting room, re-fitted kitchen, a double bedroom and a re-fitted bathroom. Outside there are communal gardens and allocated off road parking. Further benefits include double glazing and electric storage heating. (B/500/-)

Leasehold Information: Lease Remaining - 91 years (as of 2025) / Ground Rent - £TBC / Service Charge - £TBC

### Additional information

- Council Tax Band: A
- 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.

O'Riordan Bond Hunsbury Sales

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