

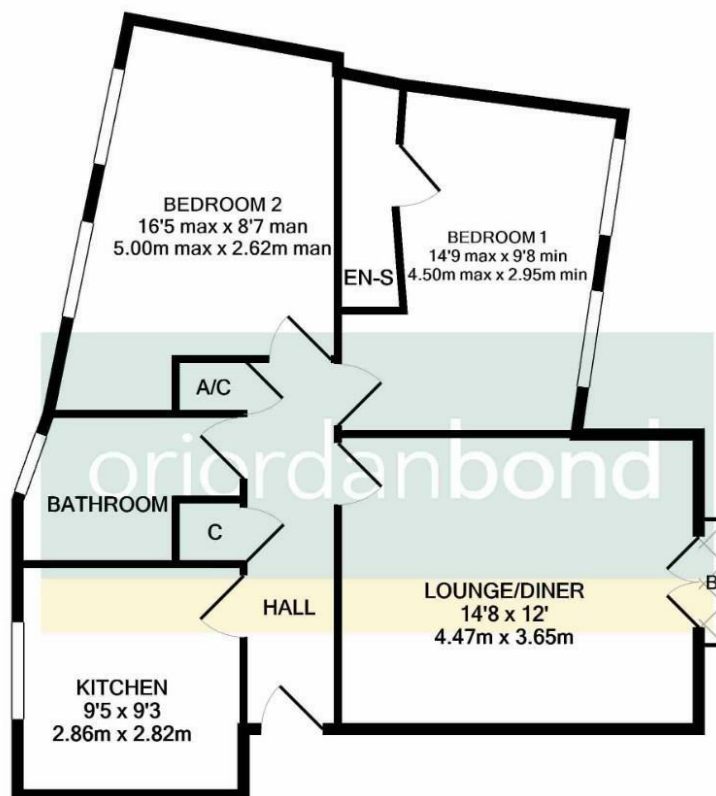


# 40 Brook View

Grange Park, Northampton

oriordanbond





TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 40 Brook View

Grange Park

Northampton NN4 5DR

PRICE £165,000

A well presented two double bedroom first floor apartment, situated in the popular area of Grange Park, close to local road links and amenities. Outside are open views over the brook and an allocated parking space.

Accommodation comprises secure entrance with intercom, hallway, good size lounge/diner with Juliette balcony, fitted kitchen/breakfast room with integrated appliances, two double bedrooms with en-suite to the master and a separate bathroom. (B/731/-)

Agents Note ; Lease Length 138 years / Service Charge £1,600 PA / Ground Rent £160 PA

### 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.

O'Riordan Bond Grange Park Sales

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