



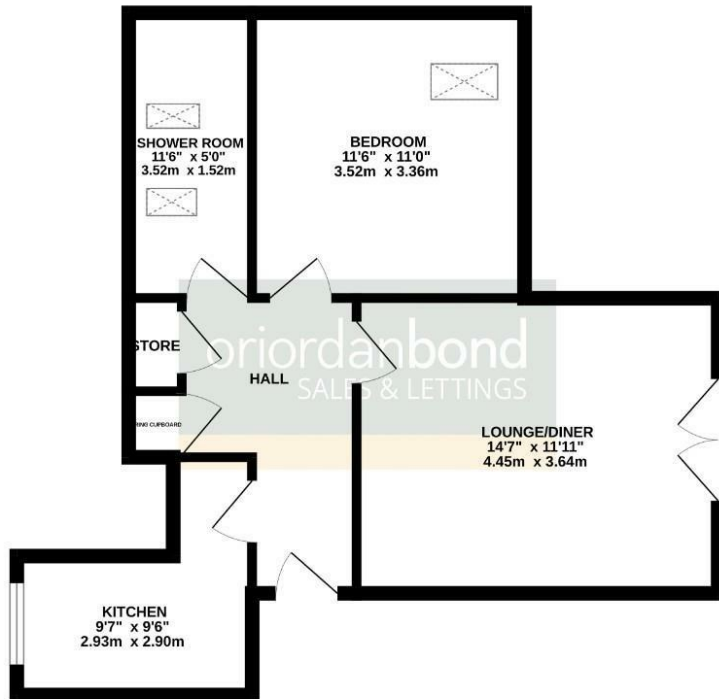
# Brook View

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Blueprints CC2021.

## Brook View

Grange Park  
NN4 5DR

GUIDE PRICE £120,000

A modern one double bedroom top floor apartment, situated in popular Grange Park, overlooking a brook. This apartment is within close proximity of Foxfield Country Park, shops and other amenities as well as having easy access to Junction 15 for the A45 and the M1.

The accommodation comprises entrance hall, sitting room with Juliette balcony, kitchen with built-in appliances and a double bedroom with 'Jack and Jill' style shower room. Outside are communal grounds and an allocated parking space. Further benefits include secure entry, high ceilings, uPVC double glazing, electric storage heating and no onward chain. (B/508/-)

Leasehold Information: Lease Remaining - 133 years (as of 2026) / Ground Rent - £167 per annum / Service Charge - £2,037 per annum

### Additional information

- Council Tax Band: B
- 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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