



# Baines Way

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



## Baines Way

Grange Park

NN4 5DP

PRICE £180,000

A well presented modern two bedroom first floor apartment situated in the popular Grange Park development within easy reach of local amenities and Junction 15 for the M1 motorway.

Offered for sale with no onward chain, the accommodation comprises entrance hall, sitting/dining room, fitted kitchen, master bedroom with Juliette balcony, guest double bedroom and a fitted three-piece bathroom suite. Outside are surrounding communal gardens and two allocated parking spaces. Benefits include uPVC double glazing and gas radiator heating. (A/645/-)

Leasehold Information: Lease Remaining - 132 years (as of 2026) / Ground Rent - £125 per annum / Service Charge - £1,201.31 per annum

### Additional information

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

### Viewing

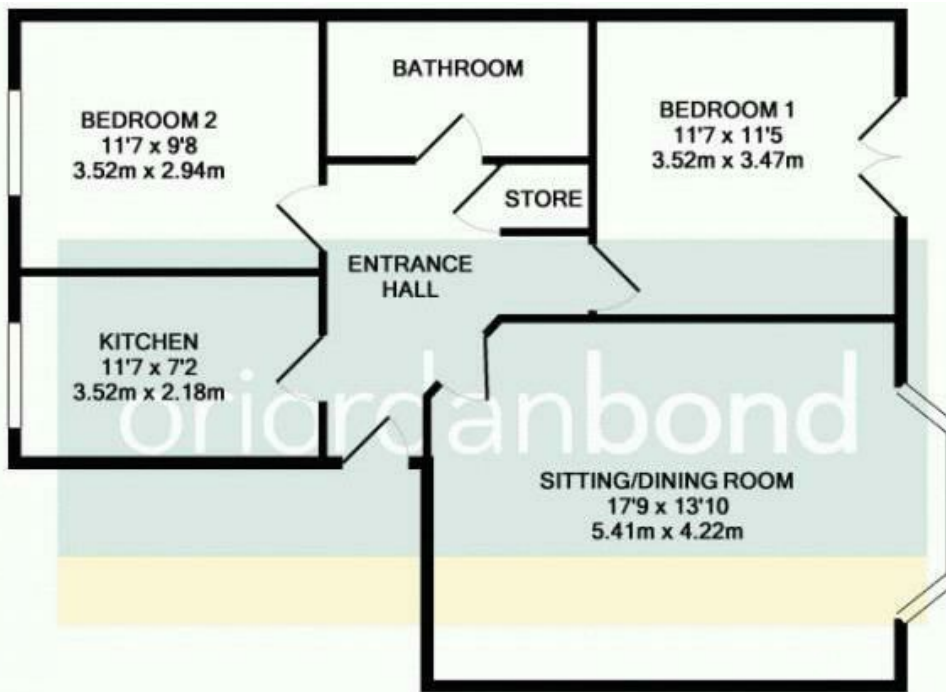
Viewing strictly by appointment – details below

### 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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TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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