



**Baines Way**

Grange Park, Northampton

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.  
While 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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## Baines Way

Grange Park

NN4 5DP

PRICE £170,000

A well presented two bedroom first floor apartment situated within the sought after Grange Park development. The apartment is located close to amenities, Foxfield Country Park as well as good access to Junction 15 for the M1 and A45.

Offered for sale with no onward chain, the accommodation comprises entrance hall, kitchen, sitting/dining room, two double bedrooms and a bathroom with the master bedroom providing an ensuite shower room. Benefits include uPVC double glazing, gas radiator heating and two allocated parking spaces. (B/669/-)

Leasehold Information: Lease Remaining - 134 years (as of 2024) / Ground Rent - £125 per annum / Service Charge - £1094 per annum

### Additional information

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

### 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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