



C.G.C.  
2003

38

# Grove Road

The Mounts, Northampton

oriordanbond  
SALES & LETTINGS



## Grove Road

The Mounts  
NN1 3LT

Price  
£270,000

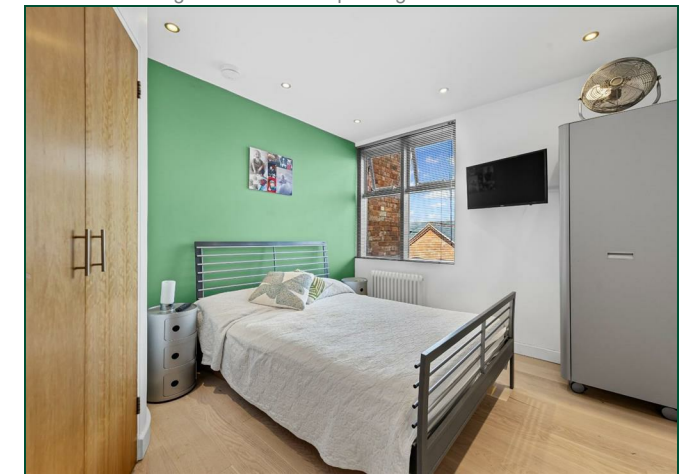
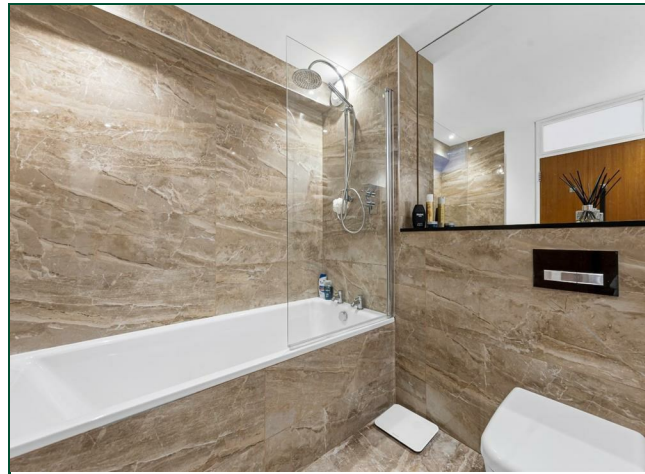
O'Riordan Bond is excited to offer for sale this stunning loft style duplex apartment within the highly popular Grove Works development . A 30' glass balcony offers spectacular panoramic views over Northampton towards the Lift Tower. There are numerous striking design features including curved walls, vaulted ceiling, a feature internal glass wall and a large mezzanine reception area overlooking the open plan living space.

The accommodation comprises entrance hall, open plan living space with a glass wall and double doors onto the balcony and open stainless steel and glass staircase rising to the mezzanine lounge area, recently fitted contemporary high gloss white kitchen with integrated appliances, master bedroom with en-suite shower room and a glass wall over the balcony, a further double bedroom and a re-fitted main bathroom. There is a further smaller balcony and underground secure parking for two vehicles. Further benefits include gas radiator heating and recently fitted flooring throughout. (A/1250/balc)

Leasehold Information:

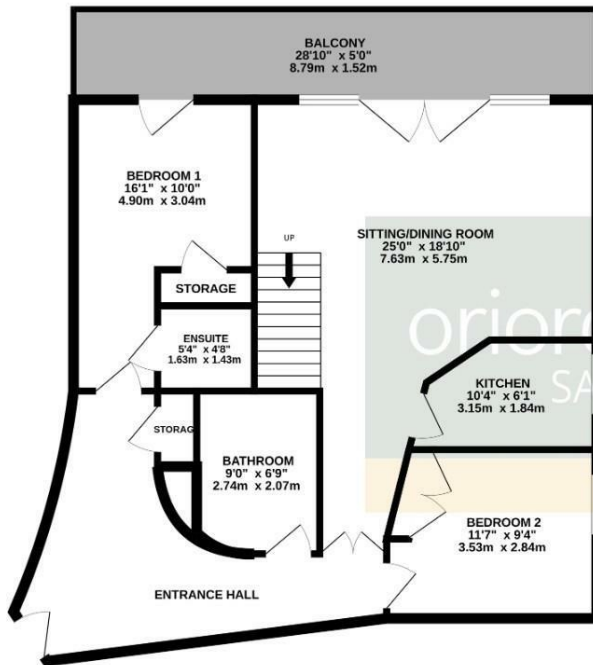
- \* Lease Remaining - 104 years (as of 2025)
- \* Service Charges/Maintenance - £2000 per annum (approximately)

- Stunning loft style two bedroom duplex apartment
- En-suite to master bedroom
- Open plan living area and mezzanine lounge
- High gloss white kitchen with integrated appliances
- Gas central heating
- Secure underground allocated parking

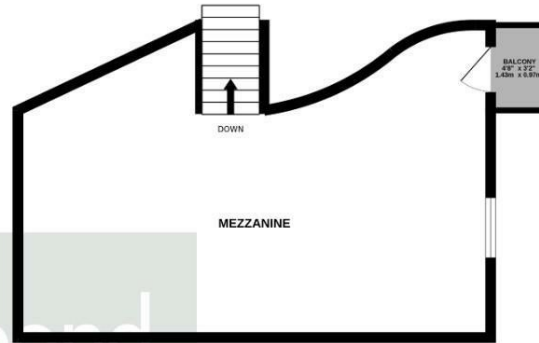




GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.

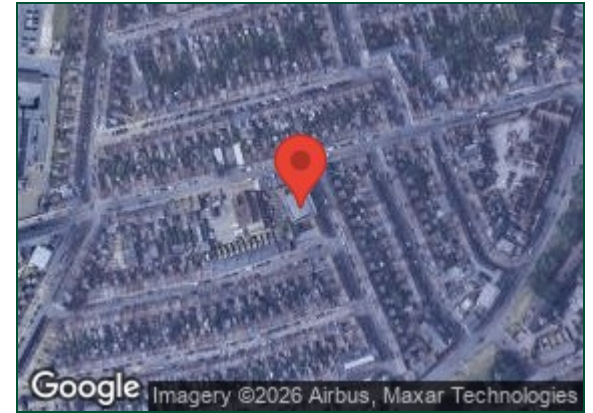


1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 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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**Additional information**

- Council Tax Band: E
- 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 Abington Sales**

01604 639007

abington@oriordanbond.co.uk

