

**26 Dainty Grove
Grange Park
NORTHAMPTON
NN4 5DX**

£159,995



- **TWO DOUBLE BEDROOMS**
- **CLOSE TO M1 JUNCTION15**
- **UPVC DOUBLE GLAZED**
- **ALLOCATED PARKING SPACE**
- **ENERGY EFFICIENCY RATING: C**

- **FIRST FLOOR APARTMENT**
- **LARGE LOUNGE/DINER**
- **ELECTRIC HEATING**
- **NO CHAIN**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this modern flat located in the desirable area of Dainty Grove, Grange Park, Northampton. This spacious first-floor apartment offers a comfortable and contemporary living experience, perfect for individuals or small families.

Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertainment. The flat boasts two generous double bedrooms, ensuring ample room for rest and personal space. The separate kitchen is thoughtfully designed, offering functionality and convenience for all your culinary needs.

The property features a modern bathroom, which adds to the overall appeal of this lovely home. Additionally, you will benefit from an allocated parking space, providing ease and security for your vehicle.

Situated in a sought-after location, this flat is ideal for those looking to enjoy a blend of modern living and community atmosphere. With its spacious layout and practical amenities, this property is a fantastic opportunity for anyone seeking a comfortable home in Northampton. Do not miss the chance to make this delightful flat your own.

Ground Floor

Communal Entrance Hall

Stairs leading to all floors, secure entry system.

First Floor

First Floor Landing

Apartment entrance door.

Entrance Hall

Built in storage cupboard, laminate flooring, electric heater.

Lounge/Dining Room

12'10" x 17'1" into bay (3.93 x 5.22 into bay)

Laminate flooring, electric heater, TV point, UPVC double glazed bay window to rear.

Kitchen

11'1" x 7'3" (3.40 x 2.22)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in electric hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, electric heater, UPVC double glazed window to front.

Bedroom One

9'10" x 11'8" (3.02 x 3.58)

Electric heater, laminate flooring, UPVC double glazed French doors to Juliette balcony.

Bedroom Two

12'6" x 9'3" (3.82 x 2.82)

Electric heater, laminate flooring, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally

Gardens and Parking

Communal gardens, allocated parking for one car, bin storage area.

Agents Notes

Council Tax Band: C

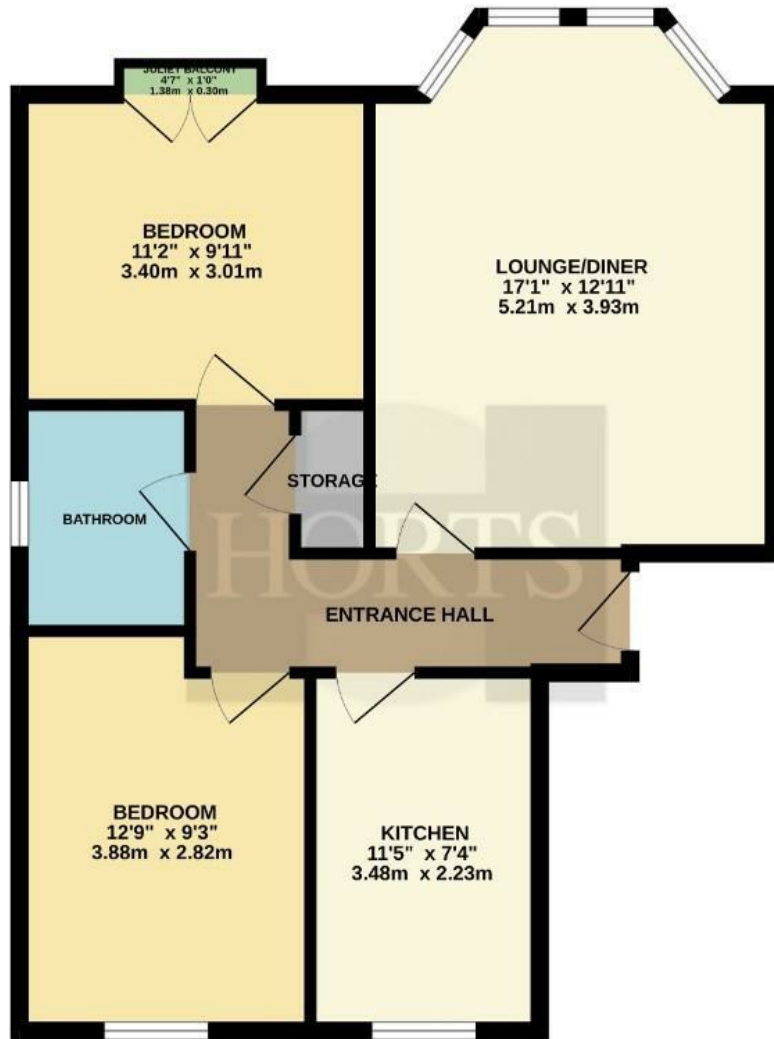
Lease: 155 year lease from 2004

Service Charges: Approx £1800 per annum

Ground Rent: £120.00 per year



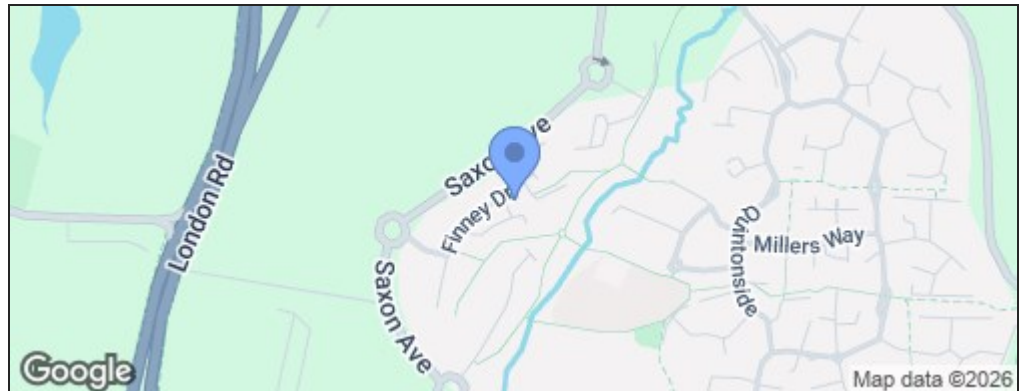
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.