Flat 17, 40 Grove Road
The Mounts
NORTHAMPTON
NN1 3LT

£195,000

- GROUND FLOOR FLAT
- MASTER WITH EN SUITE
- RADIATOR HEATING
- ALLOCATED PARKING IN SECURE CAR PARK
- TWO LARGE BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: C

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Nestled on Grove Road in the vibrant town of Northampton, this modern flat offers a unique blend of contemporary living and historical charm. Housed within a thoughtfully converted old shoe factory, this property boasts an inviting atmosphere with spacious living areas and striking exposed beams that add character to the home.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience is at your fingertips, making it ideal for both families and professionals alike. The ground floor location ensures easy access, while the secure gated parking offers peace of mind for your vehicle.

This property is perfect for those seeking a modern lifestyle in a setting rich with history. The combination of spacious living and stylish design makes it a delightful choice for anyone looking to make a home in Northampton. Don't miss the opportunity to experience the charm and comfort this flat has to offer.

Ground Floor

Communal Entrance Hall
Stairs leading to all floors, post box retrieval, wheelchair assist lift, tiled flooring.

Flat Entrance Hall
Radiator, laminate flooring, built in storage cupboard, high ceilings with exposed beams, doors to:

Open Plan Lounge/Dining/Kitchen
30'10" x 19'0" (9.41 x 5.81)

Kitchen Area
Fitted kitchen with stainless steel sink unit with base cupboard below, a range of floor standing cupboards with granite work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, electric oven, tiled flooring, raised breakfast bar with granite work tops.

Dining Area
Laminate flooring, radiator, wall lights, double glazed window to rear, double glazed door leading to communal parking area, security phone system.

Bedroom One
20'6" max x 10'8" (6.26 max x 3.27)
Built in wardrobes, radiator, laminate flooring, wall lights, double glazed window to rear, exposed beams to ceiling, door to en suite.

En Suite Shower Room
Suite comprising tiled shower cubicle, low level W/C, hand wash basin, tiled flooring, radiator.

Bedroom Two
20'5" x 9'5" (6.23 x 2.89)
Cupboard housing hot water boiler, radiators, double wardrobe, split level bedroom with steps down, wall lights.

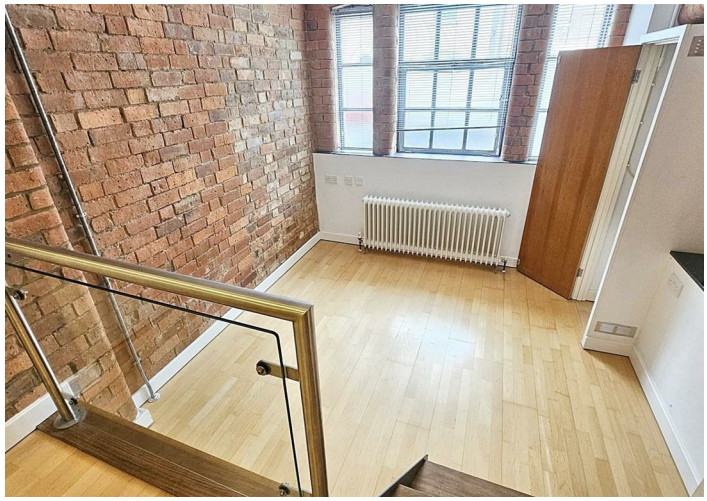
Bathroom
Suite comprising P shaped bath with shower unit above, tiled splash areas, low level W/C, hand wash basin, radiators.

Externally

Communal Parking
Electric security gate leading to communal car park, one allocated parking space, bin storage area.

Agents Notes
Council Tax Band: E

Service Charges £1937.15 per year
Remaining years on lease 103
Ground Rent £150 pet year



GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.

TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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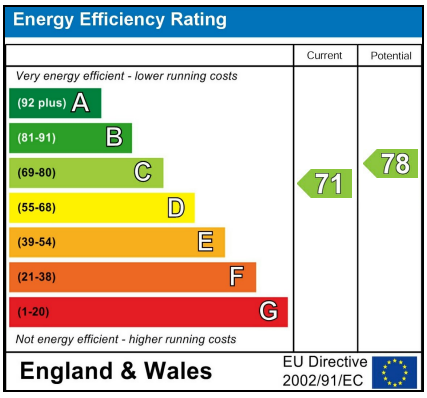

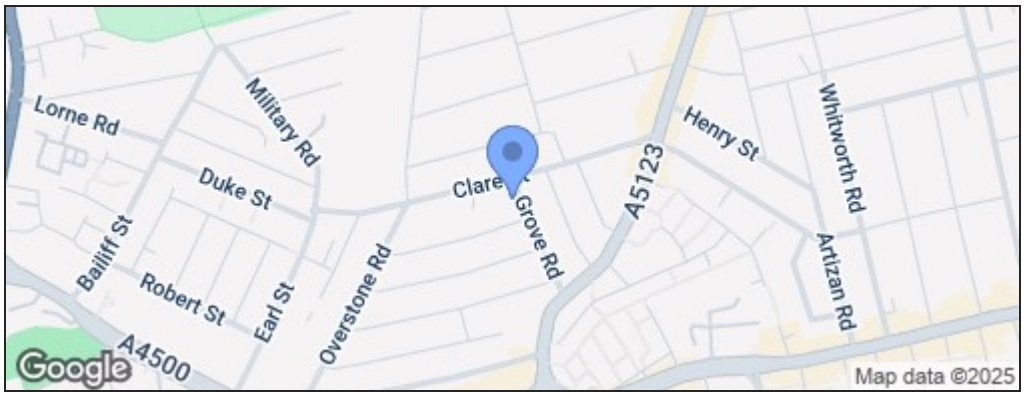

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