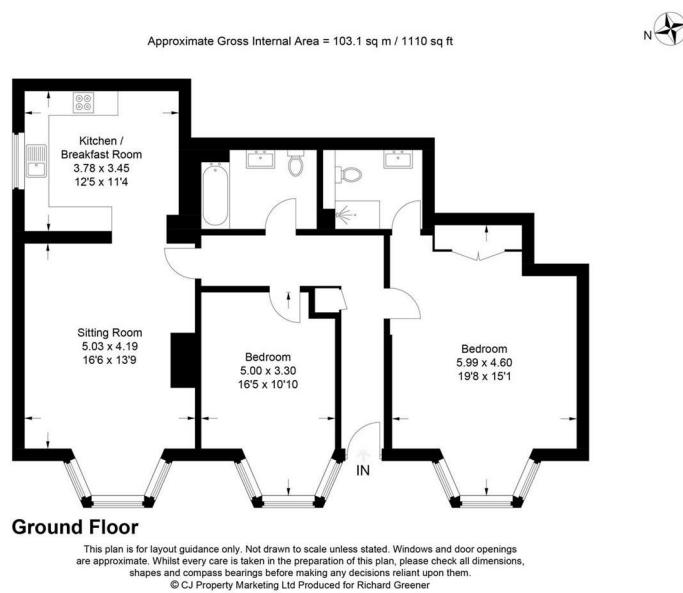


HOW TO GET THERE

From Northampton town centre proceed in a south westerly direction along the A43 Towcester Road leaving the town passing over the M1 towards the village of Milton Malsor. Follow the road as it skirts the west side of the village and turn right at the sign post to Gayton. Continue to the next T-junction and turn left along Milton Road passing over the Grand Union canal and then fork right and up the hill passing over the canal gain. On entering the village of Gayton follow Milton Road to the junction with Blisworth Road and Baker Street and continue straight on into Baker Street. The High Street is at the top of the road.

LEASE INFORMATION

125 year lease from 2020 with 120 years left currently. Ground rent is £105 per annum and the service charge is £749 per annum.



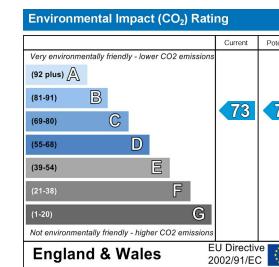
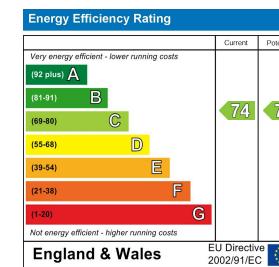
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Flat 4 10 High Street, Gayton, Northampton, Northamptonshire, NN7 3HD



£250,000 Leasehold

A very well presented, two double bedroom, ground floor apartment offered in immaculate condition by the current owners. The Victorian building was converted to apartments in 2020 by local developers to a very high standard. The accommodation has over 1,100 square feet and comprises of a reception hall, sitting room with bay window, kitchen/dining room with built in appliances, 19 ft main bedroom with an en-suite shower room, 16 ft second bedroom and main bathroom. Outside is a communal seating area for residents and there are two allocated parking spaces. The property is located in the popular village of Gayton which lies to the West of Northampton and offers access to the M1 Junction 15a and A43.



Flat 4 10 High Street, Gayton, Northampton, Northamptonshire, NN7 3HD

ACCOMMODATION

ENTRANCE HALL

Enter via double glazed front door to:

RECEPTION HALL

Wood laminated floor. Oak doors to a built-in cloaks cupboard and further oak doors to sitting room, both bedrooms and main bathroom:

SITTING ROOM

19'9 x 13'5

Double glazed walk-in bay window to front aspect. Radiator. Television point. Walk through to kitchen/dining room.



KITCHEN/DINER

12'4 x 10'7

Range of matching base and eye level units comprising; stainless steel one and a half bowl sink unit with cupboards under. Built-in electric hob with electric double oven under and stainless steel canopy extractor fan above. Roll top work surfaces and tiled splash back areas. Integrated dishwasher and fridge/freezer. Double glazed window to side aspect. Porcelain tiled floor. Cupboard housing gas boiler. Radiator.



BEDROOM ONE

19'5 x 14'8

(Into bay) Double glazed walk-in bay window to front aspect. Built-in double wardrobe. Television point and oak door to en-suite.



EN-SUITE

Three-piece white suite comprising; shower cubicle with rain water shower head, pedestal wash hand basin and low level WC. Porcelain tile floor and tile splash back areas.



BEDROOM TWO

16'5 x 10'8

(Into bay) Walk-in double glazed bay window to front aspect. Radiator and television point.



BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and low level WC. Built-in linen cupboard. Porcelain tiled floor and tiled splash back areas. Radiator.



OUTSIDE

Communal seating area for residents to the rear of the parking area.



PARKING

Two allocated parking spaces.

SERVICES

Main drainage, gas, water and electricity are connected. (None of these services has been tested).

AMENITIES

Gayton has its own church, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Campion School and can pick up from outside. The Grand Union Canal runs through the nearby village of Blisworth and boasts the third longest navigable tunnel in the UK. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.

For further information on viewing call 01604 230222