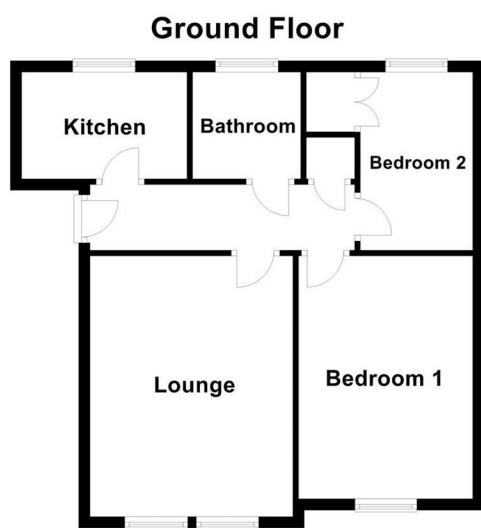




74 Finney Drive, Grange Park, Northampton, NN4 5DT



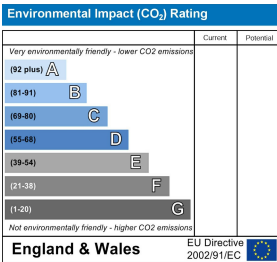
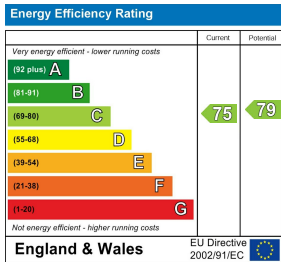
Not to scale. For illustrative purposes only



Asking Price £160,000 Leasehold

A well presented modern two bedroomed top floor apartment with allocated parking situated in a quiet cul de sac in the popular residential area of Grange Park. The accommodation comprises communal entrance hall with telecom entry system, private entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazing and electric heating.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

74 Finney Drive, Grange Park, Northampton, NN4 5DT

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a telecom entry system, enter via a secure front door with stairs rising to the upper floors.

PRIVATE ENTRANCE HALL

15'6 x 3'6

Electric wall mounted heater, telecom entry receiver, airing cupboard housing the hot water tank, loft access and doors leading to:-

LOUNGE/DINER

15'0 x 11'8

Two UPVC double glazed windows to the front and electric fire with marble hearth and surround.



KITCHEN

9'5 x 6'2

Fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, oven, hob and extractor, space for fridge/freezer, plumbing for washing machine and UPVC double glazed window to the rear.



BEDROOM ONE

13'8 x 10'0

UPVC double glazed window to the front and electric heater.



BEDROOM TWO

10'2 x 6'5

UPVC double glazed window to the rear, built in wardrobe and electric wall heater.



BATHROOM

6'2 x 6'2

Suite comprising WC, wash hand basin in vanity unit with storage below, bath, separate shower, curtain and rail, electric wall heater, extractor and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

ALLOCATED PARKING

The property comes with one allocated car parking space to the rear of the property.



TERMS OF THE LEASE

We believe the lease was 155 years from 2004. Ground rent is £62.50 every six months. Service Charge is £120 per month.

SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Within Grange Park is a bustling Community Centre with a bar and cafeteria, Woodland View Primary School and a Co-Op Supermarket. Secondary schooling is available at Caroline Chisholm School, Elizabeth Woodville School and Quinton House. The area is convenient for access to the M1 at junction 15, approximately one mile distant.

HOW TO GET THERE

From Northampton town centre take the London Road to the Queen Eleanor roundabout and join the A45 towards junction 15 and the M1 motorway. Take the second turning left signposted to Wootton and at the traffic lights proceed straight over and straight over again at the mini roundabout. At the next roundabout turn left into Bridge Meadow Way and at the next roundabout take the second exit onto Saxon Avenue and at the following roundabout take the second exit and continue onto Saxon Avenue. At the next roundabout turn left into Finney Drive where the block can be found on the left hand side.

DOIMB27022025/10081

For further information on viewing call 01604 230222