

NEW INSTRUCTION



SPINNEY HILL ROAD
Parklands, Northampton, NN3 6DN

 **DAVID COSBY**
ESTATE AGENTS



Spinney Hill Road

Parklands, Northampton, NN3 6DN

Total GIA Floor Area Exc. Garage | Approx. 53 sqm (570 sqft)



2 Bedrooms



1 Reception



1 Bathrooms

Features

- Located in the popular residential area of Parklands
- Ideal investment opportunity
- Two-bedroom ground-floor duplex apartment
- Separate garage within a communal block
- Rear garden with brick outbuilding
- Shared, well-maintained front garden

Description

A two-bedroom ground-floor maisonette offering scope for cosmetic improvement. The property benefits from a separate garage within a communal block, a rear garden with a brick outbuilding, and a shared, well-maintained front garden. Constructed of facing brick with part-rendered walls, the property features a lead-lined segmental bay window to the front aspect.

The accommodation comprises an entrance hall, a sitting/dining room, a galley-style kitchen, two bedrooms (one double and one single), and a bathroom.

With 50 years remaining on the lease and an annual ground rent of £18, the property offers an excellent investment opportunity for cash buyers, with the added benefit of being currently tenanted.



Parklands offers convenient access to major road networks, including the A43 and A45, facilitating travel to the M1 motorway. Northampton Train Station, approximately 3 miles away, provides regular services to London Euston and Birmingham.

The Property

Entrance Hall

Access to the property is via a part-glazed timber door on the side elevation, framed by a timber pediment surround. The entrance hall features cut-pile carpet flooring with a coir mat at the doorway. The space includes practical storage options: an under-stairs cupboard housing the electrical consumer unit, a laundry cupboard with slatted shelving and the hot water cylinder, and an additional single-door storage cupboard.

Kitchen

The kitchen is a compact galley-style layout located at the rear of the property, with a part-glazed door offering direct access to the rear garden. It features base units housing a stainless-steel sink with pillar taps, positioned beneath the rear-facing window. Additional storage is provided by a full-height tall-boy cupboard, offering practical utility within the space.

Sitting/Dining Room

Situated at the front of the property, this versatile sitting/dining room is enhanced by a segmental bay window that allows for ample natural light. The room is neutrally decorated and fitted with cut-pile carpet. There is sufficient space to accommodate a small dining table and chairs.

Bedroom One

This double bedroom is located at the rear right-hand side of the property and features a large four-unit casement window with views over the rear garden. The room is neutrally decorated and finished with cut-pile carpet, offering a bright and functional space.

Bedroom Two

A single bedroom situated at the front of the property, featuring a three-unit window that provides natural light. The room is neutrally decorated and finished with cut-pile carpet, making it a practical secondary bedroom or home office space.

Bathroom

The bathroom is fitted with a three-piece suite, including a bath with chrome pillar taps, a ceramic wash hand basin with a pedestal, and a WC with a low-level cistern. A two-unit frosted casement window allows for natural light and ventilation. The flooring is finished with sheet vinyl, while the walls are neutrally decorated. A high-level, wall-mounted electric bar heater provides additional heating.



Grounds

Front Aspect

The property features a well-maintained front garden with two mature cherry trees and neatly tended perimeter shrubs. A pathway, flanked by a brick retaining wall and steps, leads to the main entrance located on the side elevation.

Rear Aspect

The rear garden includes a central lawn bordered by well-maintained shrubs, such as leatherleaf mahonia, and various low-level perennials. A brick-built outbuilding with a corrugated sheet roof and a ledged and braced door provides additional storage, complete with perimeter shelving.

Garage

A single brick-built garage is located within a communal block of similar garages, accessed via a shared macadam driveway. This offers secure parking or additional storage space.

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Location

Parklands is a well-established residential area to the north of Northampton town offering a blend of convenience and community appeal.

The area is served by reputable educational institutions, including Parklands Primary School and Northampton School for Girls, both known for strong academic performance. Additionally, private schools such as Northampton High School are accessible nearby.

Residents benefit from local amenities, including shops, cafés, and a library. The nearby Kingsthorpe area provides larger supermarkets and retail outlets.

Proximity to Round Spinney Industrial Estate, located approximately 2 miles northeast of Parklands, provides employment opportunities in various sectors.

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Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, & Electricity

Council Tax: Band B **EPC:** C

Tenure: Leasehold (Remaining term 50 years)

Ground Rent: £18/year

Tenancy: The property is subject to an assured shorthold tenancy agreement

Important Notice

These particulars are subject to vendor approval. Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property, and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents, such as planning permission or building regulations approval. The property is leasehold, and it is the responsibility of prospective purchasers to verify the lease details, including the remaining term, ground rent, and any service charges, through their legal adviser. Any measurements provided are approximate, and photographs are for general information purposes only, without inferring that any item shown is included in the sale. Any plans provided are illustrative only and not to scale. In all cases, prospective purchasers should verify matters for themselves through independent inspection and enquiries. Any comments on the condition of the property are provided for guidance only and should not be relied upon.

Spinney Hill Road, Northampton, NN3 6DN

Approximate GIA (Gross Internal Floor Area) = 53 sqm (570 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 53 sqm (570 sqft)





PARKLANDS

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