



Jarvis Court, Brackley
Northants NN13 7AU

macintyers

**7 Jarvis Court
Brackley
Northants
NN13 7AU**

Lift Access to all Floors * Resident
Administrator * Communal Lounge *
Residents Laundry Room * Guest Suite *
PVCu Double Glazing * Residents Parking *
No Onward Chain * EPC Rating C *

**Guide price £139,950
Leasehold**

A well presented two bedroom
ground floor apartment that is part
of the minimal assisted McCarthy
and Stone development of Jarvis
Court, situated at Burwell Hill just
0.6 miles North of Brackley Town
Centre

- Brackley Town Centre - 0.6 miles (walking)
- Buckingham - 7.8 miles
- Bicester North Station - 10.9 miles
- M40 Jun 10 (Ardley) - 7.2 miles

**Viewings by prior appointment through
Macintyers 01280 701001**



BRACKLEY

A historic market town in the South West of Northamptonshire. With an attractive Market Place, fine 18th Century buildings and the Old Town area around the medieval Church. With a range of shops, restaurants and cafes, as well as Primary and Secondary schools.

www.brackleynorthants-tc.gov.uk



ACCOMMODATION

A secure main entrance door with video security access leads to the main hallway and Communal Lounge. A corridor leads to the lift, laundry room, toilet, guest suite and ground floor apartments. No 7 is situated to the rear of the main building. The entrance door opens into a hallway from which doors lead to adjoining rooms and a storage/airing cupboard. The Living/Dining Room there is a double door which opens to the communal gardens at the rear of the building. There are double doors which open to the Kitchen which is fitted with a range of wall and base units on three sides with work surfaces over and has an integrated four ring electric hob with a canopy filter hood over, there is a separate oven built-in at a convenient height. There are spaces for a fridge and a freezer and the sink is set below a window to the side. Bedroom One has a fitted double wardrobe with folding mirrored doors and Bedroom two has a window overlooking the garden. The bathroom is fitted with a three piece coloured suite comprising a bath with emergency alarm button, a vanity wash basin and a low level wc.

LEASE & SERVICE CHARGE

We are informed that the Ground Rent is £410 per annum and the Service Charge is £3030.81 per annum. This Includes communal services and utilities, buildings insurance, water rates, grounds maintenance, repairs and maintenance to the lift and communal areas, house manager's salary, emergency call system, house manager's accommodation and a reserve fund. The Jarvis Court Development was built in 2002 and the lease at that time was for 125 Years.

PARKING

There is parking at the front of the Development which can be used by all residents, but this is not allocated to individual apartments.

Local Authority:

South Northamptonshire Council

Council Tax Band:

This property is currently in band D

Services connected: Electricity, Water & Drainage.

Heating is supplied by independent electric storage heaters, a fan heater in the kitchen and a heated towel rail in the bathroom.

Ground Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

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