

Flat 11, 439-441 Wellingborough Road, Abington, Northampton, NN1 4EZ
£130,000 Leasehold

Offering beautiful views across Abington Park is this one bedroom second floor apartment. Located within the popular area of Abington and close to a wealth of amenities located on the Wellingborough Road including shops, restaurants, public houses and Abington Park. The accommodation comprises entrance hall, lounge/dining room, kitchen, bedroom and a bathroom. Externally, there are beautiful front and rear communal gardens which are mainly laid to lawn with mature borders stocked with a plethora of plants, shrubs and small trees. The property further benefits from a long lease, double glazing and a single garage. The photograph shows the whole building. EPC Rating: F.

**One Bedroom Apartment | Lounge/Dining Room | Single Garage | Approx. 980 Year Lease |
Overlooking Abington Park | No Onward Chain**

modern marketing · traditional values

ENTRANCE HALL

Enter via solid wooden door. Storage cupboard. Stripped floorboards. Doors to connecting room.

LOUNGE/DINING ROOM 4.98m Maximum x 4.80m Maximum (16'4" Maximum x 15'9" Maximum)

Double glazed window front elevation. Cast iron feature fireplace. Stripped floorboards. Television point. Wall mounted heaters. Door to: -

KITCHEN 3.15m Maximum x 1.88m Maximum (10'4" Maximum x 6'2" Maximum)

Double glazed window to side elevation. Fitted with a range of wall mounted and base level units with wood effect work surfaces incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Tiling to splash back areas. Built in four ring electric hob with brushed steel extractor over and eye level oven. Built in washing machine and fridge/freezer. Large storage cupboard. Tile effect vinyl flooring.

BEDROOM 4.09m Maximum x 2.74m Maximum (13'5" Maximum x 9'0" Maximum)

Double glazed window to front elevation. Stripped floorboards. Wall mounted heater.

BATHROOM 1.93m Maximum x 1.65m Maximum (6'4" Maximum x 5'5" Maximum)

Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash back areas. Extractor fan. Stripped floorboards.

OUTSIDE

COMMUNAL GARDENS

The front is enclosed by low brick walling with decorative gates. Laid to lawn with mature borders stocked with plants, shrubs and small trees. To the rear is a patio area leading to a large lawned area with well stocked borders with plants, shrubs and small trees. A path leads to gated rear access giving access to the garage.

GARAGE

Single garage located at the rear via a rear service road. Power and light connected.

AGENTS NOTE

We are informed by the owner of the property the following: -

Service Charge £110 pcm

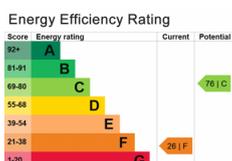
Ground Rent - £15 per year

Lease - Approximately 980 years from 2015

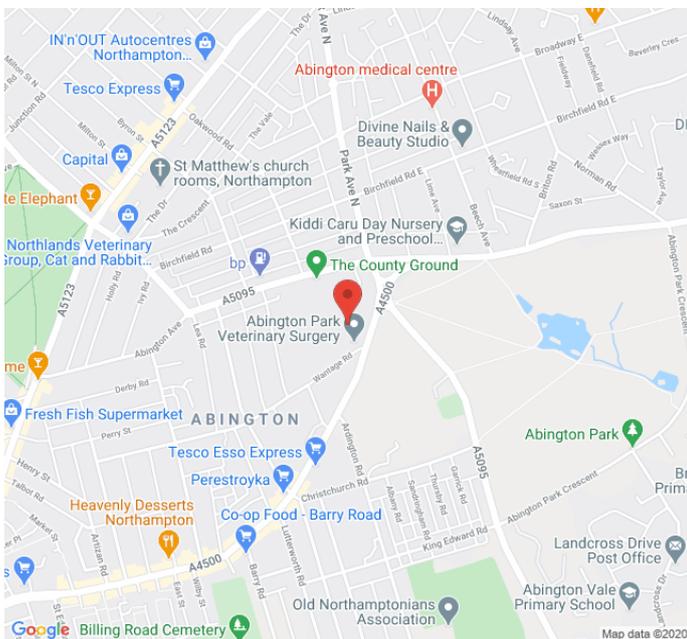
You are advised to have this information checked by your chosen legal representative.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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