

**Flat 26 Galliard Court, Stimpson Avenue, Baronson Gardens, Northampton, NN1 4NU
£120,000 Leasehold**

Jackson Grundy are pleased to be marketing this spacious two bedroom second floor apartment. Located in the popular Galliard Court in the heart of Abington, the home offers an open plan living space with a refitted modern kitchen including integrated appliances (where specified), which opens to the living/dining area, plus there are two double bedrooms and the bathroom. In particular the large windows make for a desirable, light and bright contemporary living space and is ideal for any first time buyer or investor. The property is in close proximity to many local amenities including the Wellingborough Road and The Racecourse Park, as well as local schools and shops. EPC: C

Two Double Bedrooms | Open Plan Living Space | Modern Fitted Kitchen with Integrated Appliances | Close to Local Amenities | Allocated Parking Space | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

Entry via UPVC double glazed door to front with obscure glazed panels. Entry phone. Doors to connecting rooms.

OPEN PLAN LIVING/DINING/KITCHEN AREA 7.49m max x 4.32m max (24'7 max x 14'2 max)

The open plan living area has a double glazed window to the rear elevation and an electric storage heater. Oak effect laminate flooring.

To the kitchen/dining area is a modern gloss white kitchen comprising of a range of wall mounted and base level units and drawers with walnut block effect work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Samsung electric oven and hob with Baumatic extractor over. Integrated slimline dishwasher. Washing machine and space for fridge/freezer. Breakfast bar. Laminate flooring.

BEDROOM ONE 4.19m x 3.73m (13'9 x 12'3)

Double glazed windows to front and side elevation. Electric wall mounted heater. Airing cupboard.

BEDROOM TWO 3.84m x 2.41m (12'7 x 7'11)

Double glazed bay window to rear elevation. Electric wall mounted heater.

BATHROOM 1.88m x 1.80m (6'2 x 5'11)

Electric wall mounted fan heater. Fitted with a low level WC, pedestal wash hand basin and bath with Bristan electric shower over. Tiling to half height and vinyl flooring.

OUTSIDE

One allocated parking space.

AGENTS NOTES

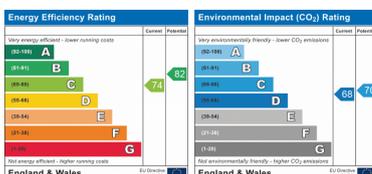
GROUND RENT: £50 per annum

SERVICE CHARGE: £969.58 per annum

LEASE LENGTH 99 Years

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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