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# King Edward Road, Abington, NN1 5LY

£115,000 Apartment



**Platinum Trusted  
Service Award**  
Based on service ratings  
over the past year

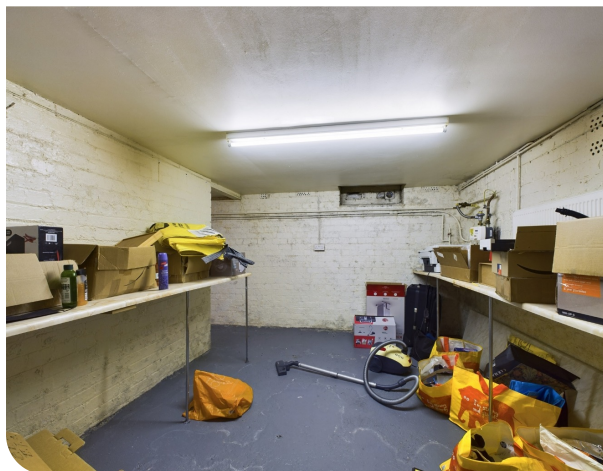
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Department: Sales

Tenure: Leasehold







## Property Summary

A one bedroom flat with its own private entrance located in the sought after area of Abington and in walking distance to Abington Park, Northampton General Hospital and Northampton University.

## Features & Utilities

- ✓ One Bedroom Flat
- ✓ Great Location
- ✓ Close to Local Amenities
- ✓ Useable Cellar
- ✓ Spacious Living Area
- ✓ Good Sized Bedroom
- ✓ Own Entrance
- ✓ 1.4 Miles to Northampton University
- ✓ No Chain

# Property Overview

A one bedroom flat with its own private entrance located in the sought after area of Abington and in walking distance to Abington Park, Northampton General Hospital and Northampton University. The properties accommodation comprises of entrance hall, kitchen, lounge/diner, shower room, storage area, large bedroom and door to a dry and useable cellar. Call 01604 231111. EPC Rating: C. Council Tax: A.

## ENTRANCE

Wooden door to entrance. Door leading to inner hall to Lounge. Storage.

## LOUNGE 4.34m x 4.46m (14'3 x 14'8)

uPVC double glazed window to front elevation.

## BEDROOM 4.34m x 3.75m (14'3 x 12'4)

uPVC double glazed bay window to side elevation. Radiator. Coving.

## KITCHEN 2.17m x 2.03m (7'2 x 6'8)

uPVC double glazed window to front elevation. Radiator. Base and wall mounted units with roll top work surface over.

## SHOWER ROOM

Walk in shower. Low level WC and a wash hand basin. One year old boiler.

## CELLAR 3.09m x 4.10m (10'2 x 13'6)

Useable cellar.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

### **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.

## LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – TBC

Review Date – TBC

Ground Rent: £TBC

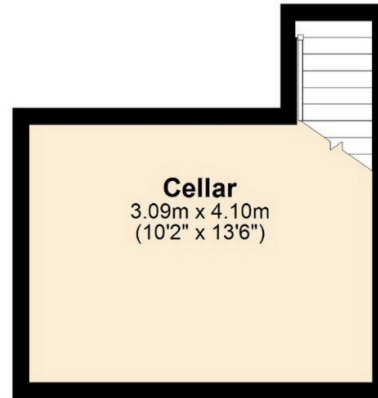
Length of Lease: TBC years remaining on lease.

This information would need to be verified by your chosen legal representative.

# Floorplan

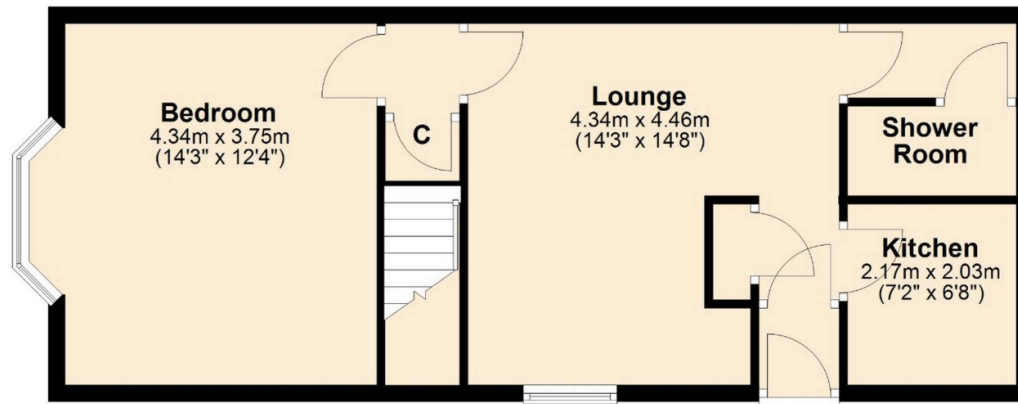
## Basement

Approx. 15.1 sq. metres (162.3 sq. feet)



## Floor Plan

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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