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Abington Avenue, Abington, NN1 4PA

£135,000 - Offers Over Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington
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Property Summary

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid ?135,000

Features & Utilities

- ✓ NO CHAIN
- ✓ Freehold Property
- ✓ Gas Central Heating
- ✓ Spacious Accommodation
- ✓ Three Bedroom Apartment
- ✓ UPVC Double Glazing
- ✓ Central Location
- ✓ Excellent Transport Links
- ✓ Immediate 'Exchange of Contracts' Available
- ✓ Sold via 'Secure Sale'

Property Overview

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. FREEHOLD. A generous three-bedroom apartment set on the ever-popular Abington Avenue, just a short stroll from local amenities, restaurants, and the Racecourse. The well-presented accommodation includes an entrance hall, stairs to the first floor, a spacious lounge, modern kitchen/dining room, three bedrooms, bathroom, and a separate WC. Additional benefits include gas central heating, UPVC double glazing, and no onward chain. Please note: the photograph displays the entire building. EPC Rating: D. Council Tax Band: A.

ENTRANCE

Enter via wooden door. Radiator. Stairs rising to first floor.

HALL

Access to loft space.

LOUNGE 5.79m x 3.56m (18'12" x 11'8")

Two UPVC double glazed windows to front elevation. Two radiators.

KITCHEN/DINING ROOM 3.96m x 2.62m (12'12" x 8'7")

UPVC double glazed window to rear elevation. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating stainless steel single drainer sink unit. Space for a fridge/freezer, washing machine, tumble dryer and kitchen table.

BEDROOM ONE 3.68m x 3.58m (12'1" x 11'9")

UPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.68m x 3.56m (12'1" x 11'8")

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.58m x 2.95m (11'9" x 9'8")

UPVC double glazed window to rear elevation. Radiator. Cupboard housing combination boiler.

BATHROOM

UPVC double glazed window to side elevation. Radiator. Suite comprising panelled bath with shower over and wash hand basin. Modern aqua boards. Laminate flooring.

SEPARATE WC

UPVC double glazed window to side elevation. Radiator. Low level WC.

OUTSIDE

PARKING

On street parking.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Apartment

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

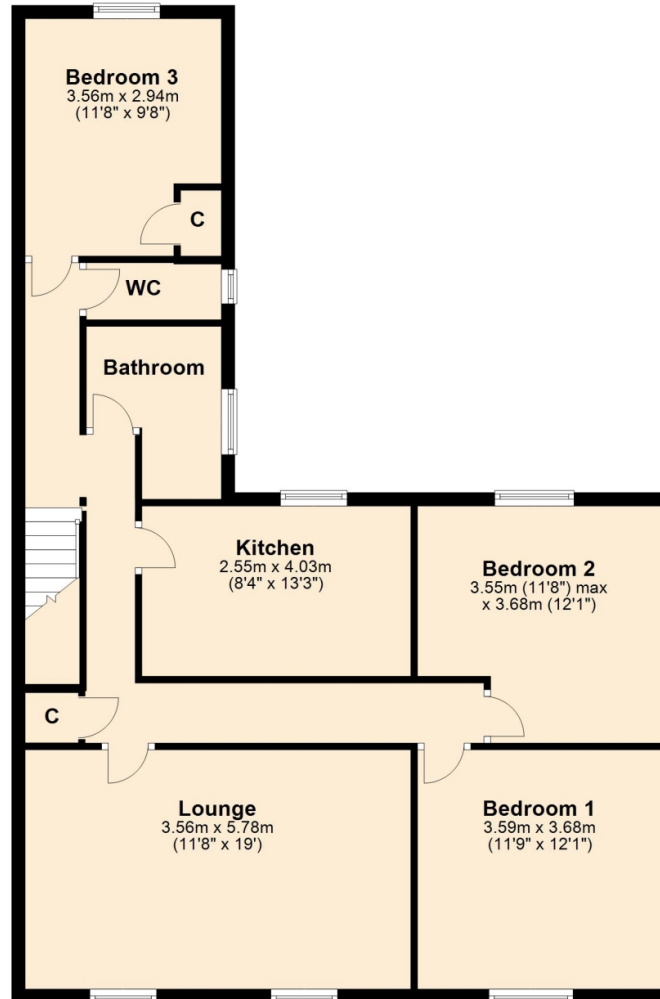
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

Floor Plan

Approx. 90.7 sq. metres (976.1 sq. feet)



Total area: approx. 90.7 sq. metres (976.1 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

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