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Adnitt Road, Abington, NN1 4LF

£130,000 - Offers in Excess of Flat



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk





Property Summary

A well-presented one-bedroom first floor apartment with allocated parking situated in the heart of Abington?an area known for its vibrant community, independent shops, cafes, and proximity to the popular Abington Park.

Features & Utilities

- ✓ One Bedroom Apartment
- ✓ Spacious Accommodation
- ✓ Well Kept Communal Areas
- ✓ 125 Year Lease From 1991
- ✓ Low Service Charges
- ✓ Sought After Location
- ✓ Allocated Parking
- ✓ High Ceilings
- ✓ uPVC Double Glazing
- ✓ No Chain

Property Overview

A well-presented one-bedroom first floor apartment with allocated parking situated in the heart of Abington-an area known for its vibrant community, independent shops, cafes, and proximity to the popular Abington Park. With excellent access to Northampton town centre and major transport links, this property is ideally located for both first-time buyers and investors. The accommodation comprises an entrance hall, spacious lounge with high ceilings, a fitted kitchen with appliances, generous double bedroom, bathroom, and separate WC. Further benefits include allocated parking, low service charges, and no onward chain. Call 01604 231111 to arrange your viewing. EPC Rating: TBC. Council Tax Band: A.

HALL

Solid timber entrance door. Storage cupboards. Radiator. RCD consumer unit. Intercom. Doors to:

LOUNGE 4.46m x 3.77m (14'8" x 12'4")

uPVC double glazed window to front elevation. Electric radiator. TV point.

KITCHEN 3.48m x 1.73m (11'5" x 5'8")

uPVC double glazed window to front elevation. A range of high gloss wall and base units with work surfaces over. Integrated oven and hob. Space for washing machine and fridge/freezer. One and a half stainless steel sink and drainer.

WC

Porcelain wash hand basin and WC. Extractor.

BEDROOM 3.58m x 3.20m (11'9" x 10'6")

uPVC double glazed windows to front elevation. Electric radiator. Door to:

BATHROOM

uPVC frosted window. Electric radiator. Two piece suite comprising panelled bath with shower over and vanity wash hand basin. Shaver socket.

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge/Ground Rent – £92.000 pcm Review Date – TBC Length of Lease: 125 years from 1991. This

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

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – Ask Agent

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

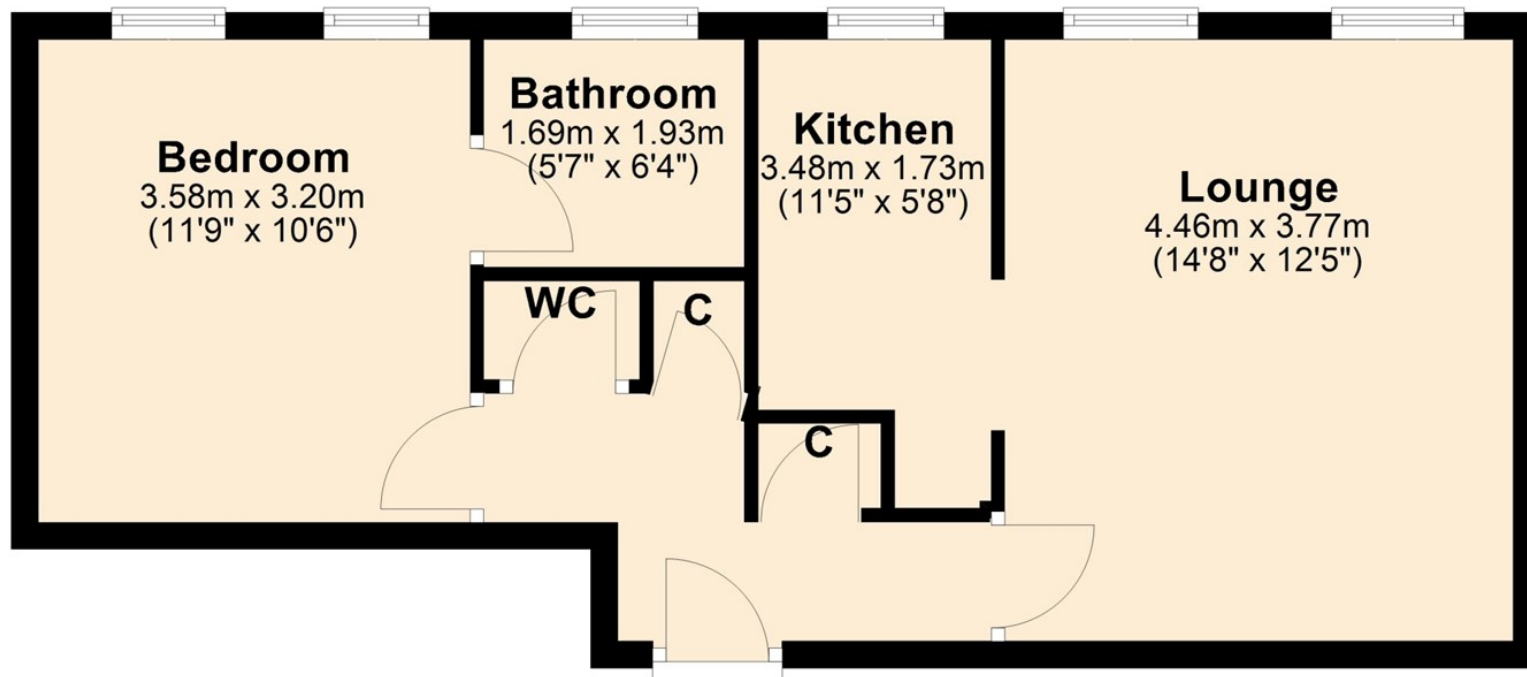
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

Floor Plan

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 45.1 sq. metres (485.6 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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