



www.jacksongrundy.com

Albion Place, Northampton, NN1 1UG

£59,995 Apartment



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

A SECOND FLOOR FLAT IN THE HEART OF THE TOWN'S CULTURAL QUARTER. JACKSON GRUNDY are pleased to offer for sale this one bedroom apartment in the heart of Northampton. There is a 24-hour emergency Appello call system for when the Development Manager is off duty.

Features & Utilities

- ✓ Town Centre Location
- ✓ In the Cultural Quarter
- ✓ Over 55's Development
- ✓ One Double Bedroom
- ✓ Sitting Room & Separate Kitchen
- ✓ Duty Manager & Appello Call System
- ✓ No Onward Chain

Property Overview

A SECOND FLOOR FLAT IN THE HEART OF THE TOWN'S CULTURAL QUARTER.

JACKSON GRUNDY are pleased to offer for sale this one bedroom apartment in the heart of Northampton. There is a 24-hour emergency Appello call system for when the Development Manager is off duty. Residents must be at least 55 years of age making it a perfect place to retire. This property can also be purchased as a Buy to Let Investment. Further benefits include a communal laundry room and residents' lounge. There is also a beautiful, landscaped garden for residents to enjoy and a further guest suite which can be booked for visiting friends and family.

The property in brief comprises video call entrance, entrance hallway with loft access, lounge/diner, separate kitchen, one double bedroom with mirrored wardrobes and a bathroom, landscaped gardens and permit controlled car park for residents and visitors. This property is offered to the market with NO ONWARD CHAIN.

LEASEHOLD INFORMATION

Start Date & Length of Lease: 125 years from 1998

Annual Ground Rent £553.20 PA

Annual Service Charge £3,275 PA

Service charge review period month of March

EPC Rating: TBC. Council Tax Band: C.

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN

BEDROOM

BATHROOM

OUTSIDE

COMMUNAL PERMIT PARKING

MATERIAL INFORMATION

Type – Apartment

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Parking, Permit Required, Communal

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

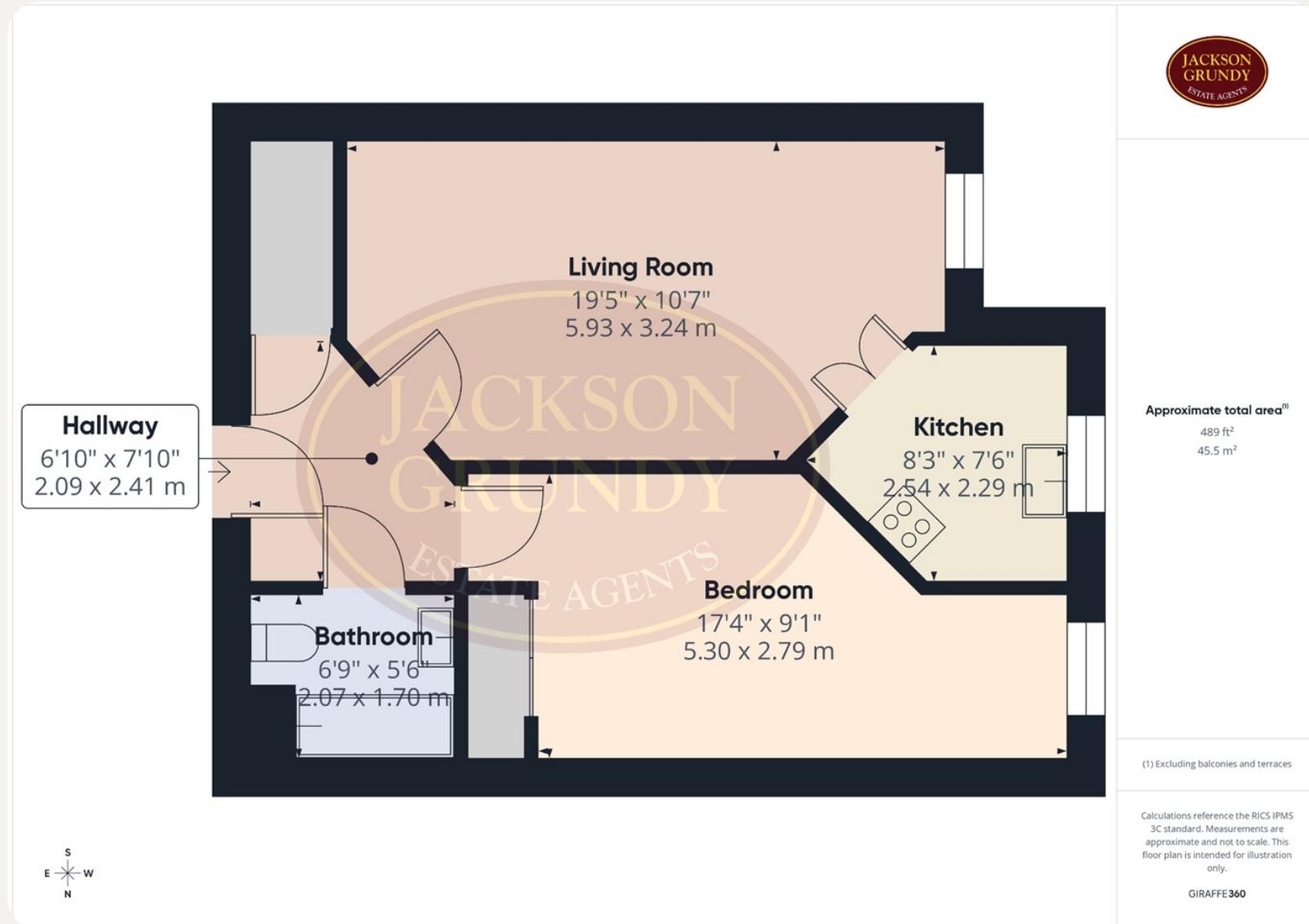
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – 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





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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152