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# Brunswick Place, Abington, NN1 4BG

£130,000 Flat



**Platinum Trusted  
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

Offered to the market with no onward chain is this well proportioned three bedroom first floor flat, conveniently located just off Wellingborough Road and within walking distance of Northampton Town Centre.

## Features & Utilities

- ✓ No Upward Chain
- ✓ Three Bedrooms
- ✓ First Floor Apartment
- ✓ Balcony
- ✓ Requires Modernisation
- ✓ Gas Radiator Heating



# Property Overview

Offered to the market with no onward chain is this well proportioned three bedroom first floor flat, conveniently located just off Wellingborough Road and within walking distance of Northampton Town Centre.

The accommodation comprises two double bedrooms and a single bedroom, a fitted kitchen, a spacious living room with access to a private balcony and a three piece bathroom suite.

Further benefits include uPVC double glazing and gas central heating. The property would make an ideal first time purchase or investment opportunity, offering both space and an excellent location.

EPC Rating: C. Council Tax Band: A

## LEASEHOLD INFORMATION

We have been advised of the following:

Ground Rent: £150 pa

Service Charge: £600 pa

87 Years Remaining On Lease

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

## FIRST FLOOR

## HALLWAY

## LOUNGE

## KITCHEN

**BEDROOM**

**BEDROOM**

**BEDROOM**

**BATHROOM**

**MATERIAL INFORMATION**

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – C

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 – 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](http://www.jacksongrundy.com)

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