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East Street, Abington, Northampton, NN1 5JZ

£130,000 Flat

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

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 two bedroom ground floor apartment located in the heart of Abington, close to plenty of amenities, bars, restaurants and within walking distance to Northampton General Hospital and Northampton University.

Features & Utilities

- ✓ Two Double Bedroom Apartment
- ✓ Very Well Maintained
- ✓ Spacious Kitchen/Dining Room
- ✓ Good Size Bathroom
- ✓ uPVC Double Glazed Windows
- ✓ Within Walking Distance To Northampton General Hospital & Northampton University
- ✓ Lounge/Dining Room
- ✓ Bathroom In Good Condition
- ✓ Close To Bars & Restaurants
- ✓ No Chain

Property Overview

A two bedroom ground floor apartment located in the heart of Abington, close to plenty of amenities, bars, restaurants and within walking distance to Northampton General Hospital and Northampton University. The property is offered with no onward chain and comprises two double bedrooms, a good size lounge, kitchen/dining room and a well proportioned bathroom. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: A

ENTRANCE

Entrance door.

LOUNGE/DINING ROOM 4.52m x 3.51m (14'10 x 11'6)

uPVC double glazed window to front elevation. Electric radiator. Refurbished floorboards.

BEDROOM TWO 3.51m x 2.69m (11'6 x 8'10)

uPVC double glazed window to front elevation. Electric radiator. Refurbished floorboards.

KITCHEN/BREAKFAST ROOM 3.07m x 3.00m (10'1 x 9'10)

uPVC double glazed window to rear elevation. Wall and base units with wooden work surfaces over. Stainless steel sink and drainer unit. Electric radiator. Built in oven, hob and extractor. Space for fridge/freezer and washing machine.

LOBBY

Obscure uPVC double glazed window and door to rear elevation. Storage cupboard. Door to:

BEDROOM ONE 3.86m x 3.18m (12'8 x 10'5)

uPVC double glazed window to side elevation. Electric radiator.

BATHROOM 1.96m x 1.50m (6'5 x 4'11)

Obscure uPVC double glazed window to rear elevation. Suite comprising panelled bath with electric shower over, low level WC and wash hand basin. Stylish flooring. Tiled throughout.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Not Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Ask Agent

Primary Heating Type – Electric

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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 – £2082.60 pa

Review Date – 01/05/2025

Ground Rent: £75 pa

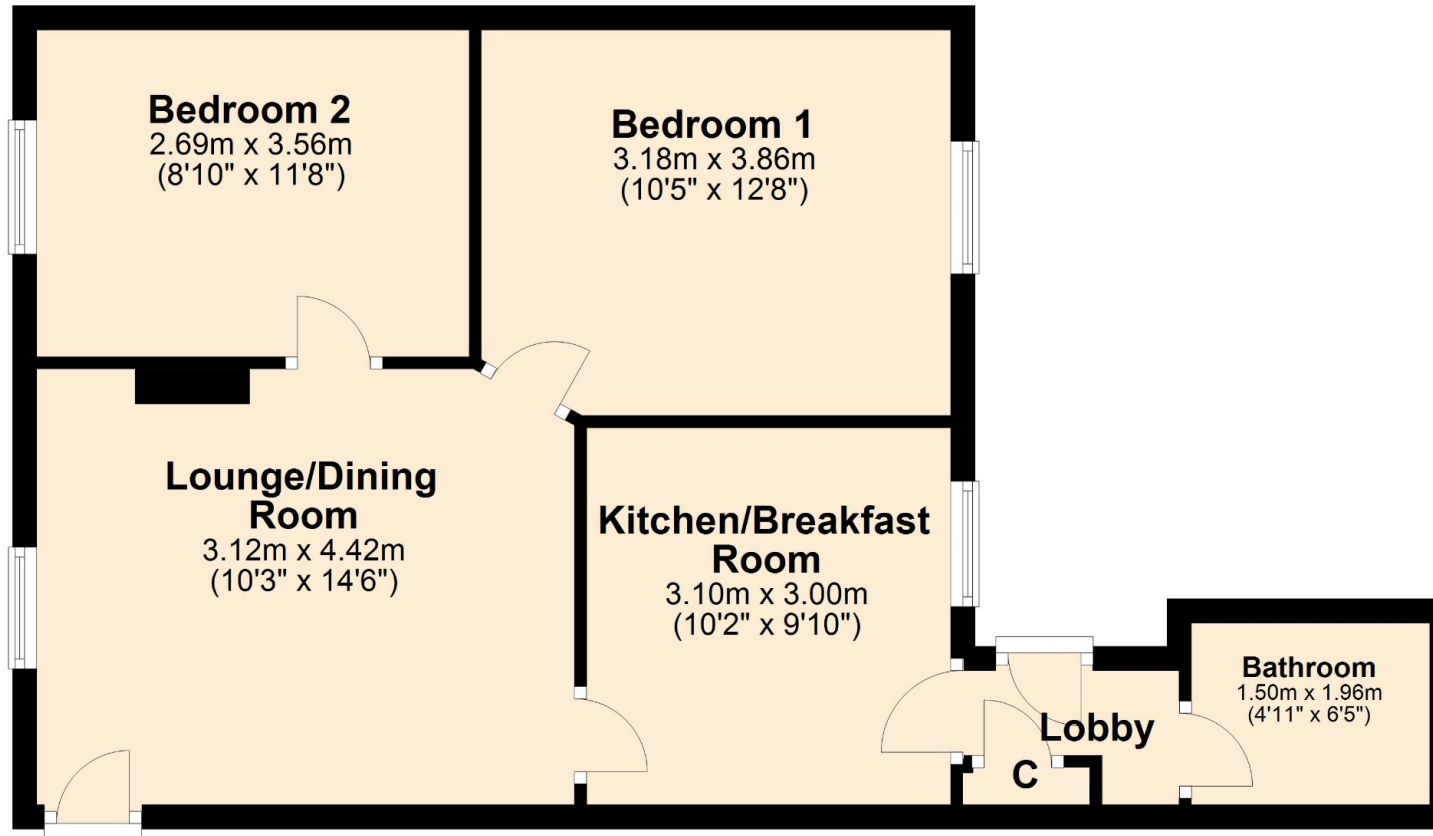
Length of Lease: 125 years from start date 16/07/1991.

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

Floorplan

Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 53.1 sq. metres (571.4 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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