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# Portland Place, Abington, NN1 4DH

£130,000 Apartment

2 1 1



Department: Sales

Tenure: Leasehold





## Property Summary

Jackson Grundy are pleased to bring to the market this well presented first floor apartment, ideally located within close proximity of Northampton town centre and local amenities.

## Features & Utilities

- ✓ Two Double Bedrooms
- ✓ Open Plan Utility Space
- ✓ Council Tax Band A
- ✓ Investment Yield 8%
- ✓ Roof Terrace
- ✓ uPVC Glazing & Gas Central Heating
- ✓ Ideal First Time Buyers
- ✓ Investment Opportunity

# Property Overview

Jackson Grundy are pleased to bring to the market this well presented first floor apartment, ideally located within close proximity of Northampton town centre and local amenities. The accommodation comprises open plan kitchen/living area, two bedrooms and a modern bathroom. The property benefits from uPVC double glazing, contemporary kitchen fittings and well proportioned living space throughout.

This apartment is ideally suited to both owner occupiers and investors. The area continues to see strong rental demand and the property offers an excellent investment opportunity with yields of approximately 8%, making it a highly attractive addition to a buy to let portfolio.

Further advantages include a practical layout, low maintenance living and the property being offered with no onward chain. Early viewing is strongly recommended to appreciate the location, condition and investment potential on offer. For further details or to arrange a viewing, please contact Jackson Grundy Estate Agents.

## LEASEHOLD INFORMATION

Length of Lease: 86 Years

Annual Ground Rent: £150

Annual Service Charge Amount: £600

EPC Rating: C. Council Tax Band: A.

## FIRST FLOOR

### KITCHEN/LIVING AREA

### BEDROOM ONE

### BEDROOM TWO

### BATHROOM

## MATERIAL INFORMATION

Type – Apartment  
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 – No Parking Available

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

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.

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