



www.jacksongrundy.com

Portland Place, Abington, NN1 4DH

£130,000 Apartment

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

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



Approximate total area⁽¹⁾

492 ft²
45.7 m²

Balconies and terraces

155 ft²
14.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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