JACKSON GRUNDY ESTATE AGENTS

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Roe Road, Abington, NN1 4PH

£245,000 Apartment

2 2 1







Google 4.8 ★★★★★ Customer Reviews

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

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Property Summary

Offered to the market with no onward chain, this fabulous two bedroom duplex apartment forms part of a unique former sweet factory conversion, comprising just four individual apartments. Full of character and beautifully presented throughout, this is a home that combines original industrial features with modern, comfortable living.

Accessed via a secure communal entrance with intercom system, stairs rise to the second floor and the private entrance to the apartment. Step inside and you are immediately greeted by a fantastic open plan living and dining space, where exposed brickwork, timber beams and an abundance of large windows create a wonderfully light and characterful environment. The layout is perfect for entertaining, with plenty of space for both living and dining furniture.

The contemporary kitchen sits within the open plan space and is fitted with a good range of modern base and eye level units, with space for the usual white goods.

The principal bedroom is a comfortable double with neutral d?cor, built in wardrobe space and the added benefit of a modern en-suite shower room. There is also a further bedroom, currently arranged as a single, together with a separate three-piece bathroom featuring a shower over the bath.

A spiral staircase leads from the main living area to the mezzanine level, which overlooks the room below and provides a versatile additional space, whether used as a home office, reading area or simply somewhere to relax. There is also useful eaves storage.

Externally, the property benefits from secure gated parking, while the long lease and absence of an onward chain add further appeal.

Situated on Roe Road in the heart of popular Abington, the apartment is ideally placed for access to the area's excellent rangeof shops, caf?s, restaurants and local amenities.

If you're looking for something a little different, packed with character and far removed from the usual apartment, this former sweet factory conversion really does have the wow factor.

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.

EPC Rating: C. Council Tax Band: C.



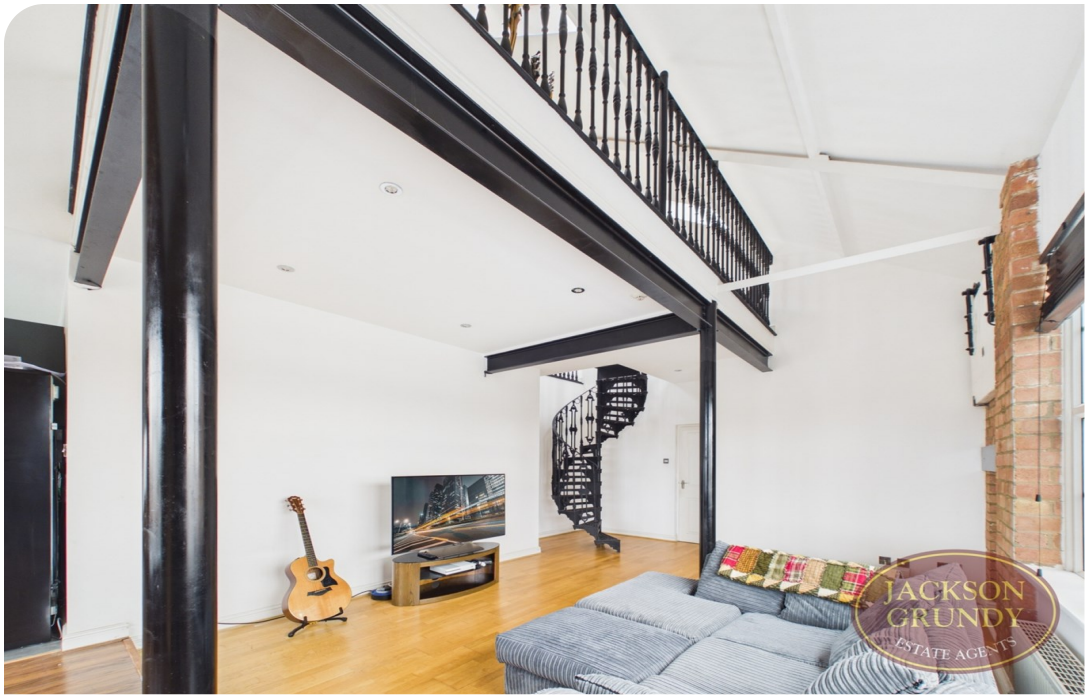




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Floorplan



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.

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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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