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Whitworth Road, Abington, NN1 4HG

£115,000 Flat



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

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Property Summary

This well-presented two-bedroom flat is situated in the highly sought-after area of Abington, just a short walk from Northampton General Hospital and Abington Park. Recently redecorated throughout, the property also benefits from a modern boiler and up-to-date electrics.

Features & Utilities

- ✓ Two Bedroom Ground Floor Apartment
- ✓ New Lease On Completion
- ✓ Newly Decorated
- ✓ Refitted Shower Room
- ✓ Gas Radiator Heating
- ✓ Close To Abington Park
- ✓ Low Service Charges
- ✓ Sought After Location
- ✓ Walking Distance To Northampton General Hospital
- ✓ No Chain

Property Overview

This well-presented two-bedroom flat is situated in the highly sought-after area of Abington, just a short walk from Northampton General Hospital and Abington Park. Recently redecorated throughout, the property also benefits from a modern boiler and up-to-date electrics. The accommodation includes an entrance hall, two double bedrooms, a stylish refitted shower room, a spacious double bedrooms and a well-appointed kitchen. Downstairs you will find a good sized lounge. Offered with a brand-new lease and low service charges confirmed upon completion, this is a fantastic opportunity for first-time buyers or investors. EPC Rating: D. Council Tax Band: A

ENTRANCE

Timber entrance door. Picture rail. Feature coving. Doors to:

BEDROOM ONE 3.87m x 4.27m (12'8 x 14'0)

uPVC double glazed window. Picture rail. Feature coving. Radiator. TV point.

BEDROOM TWO 3.45m x 3.28m (11'4 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Feature coving. Fireplace. Built in storage. Door to:

KITCHEN 2.24m x 3.28m (7'4 x 10'9)

uPVC double glazed window to rear elevation. uPVC door to garden. A range of wall and base units with work surfaces over. Integrated oven, hob and extractor. Stainless steel sink. Door to:

SHOWER ROOM

Three piece suite comprising shower cubicle, low level WC and wash hand basin. Extractor.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

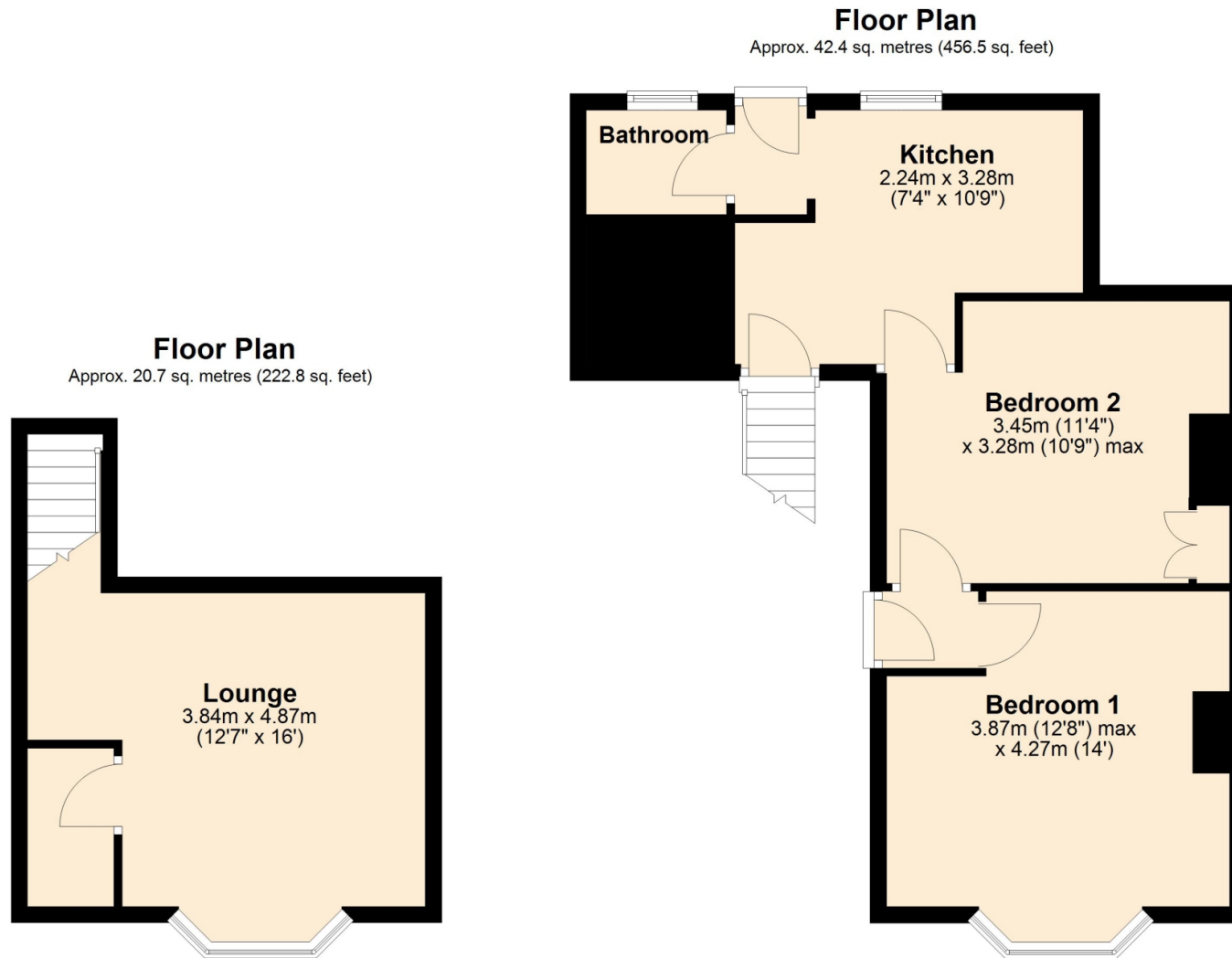
Type – Flat
Age/Era – Ask Agent
Tenure – Leasehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band A
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – On Street
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan



Total area: approx. 63.1 sq. metres (679.3 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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