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# Whitworth Road, Abington, Northampton, NN1 4HG

£125,000 Apartment

2 1 1



**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

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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.

## 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.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains 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 – No

Primary Heating Type – Gas Radiators

Parking – No

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 – TBC

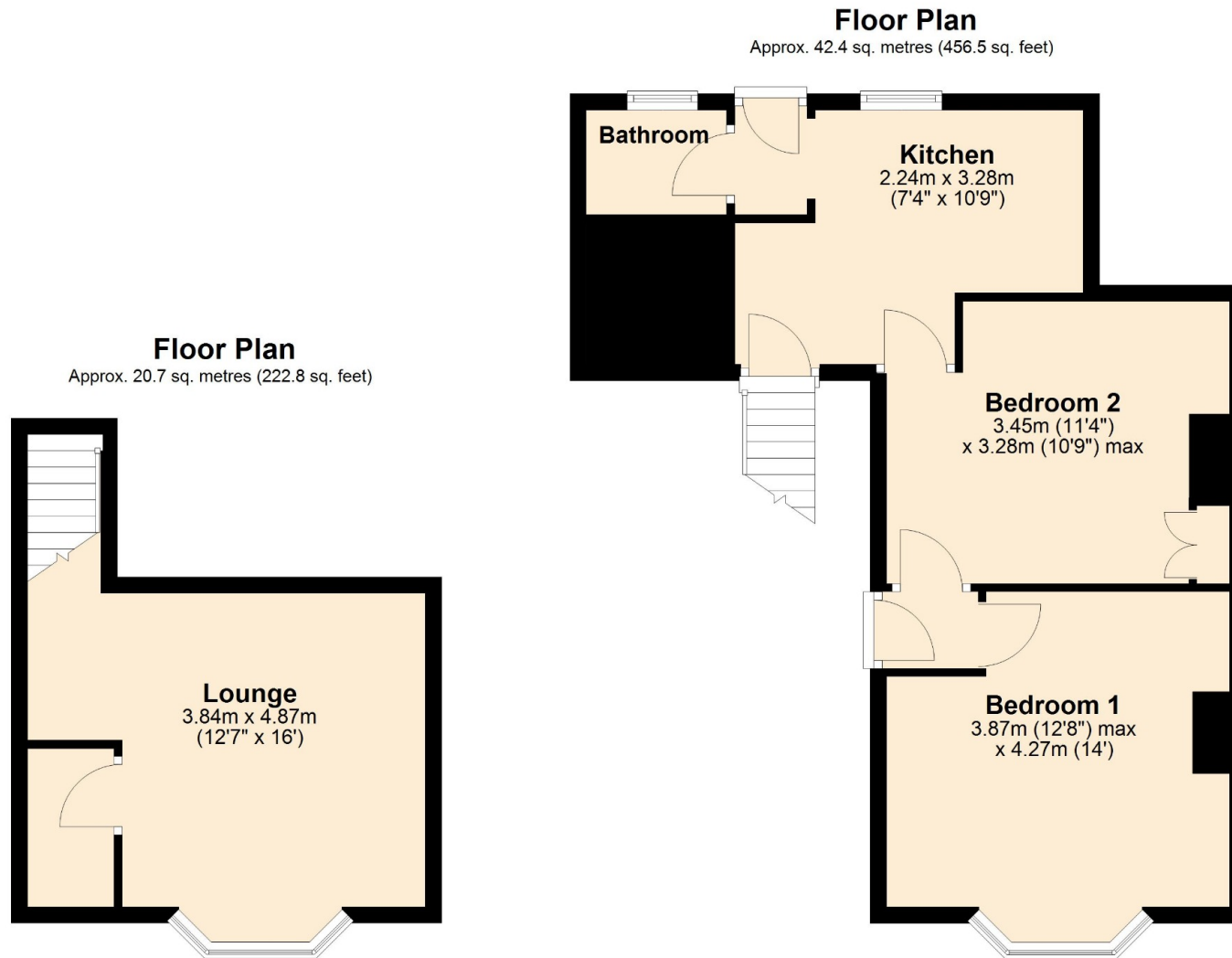
Review Date – TBC

Ground Rent: £TBC

Length of Lease: TBC

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

# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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