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# Wycliffe Road, Abington, Northampton, NN1 5JH

£100,000 Apartment



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

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## Property Summary

A first floor one bedroom flat, located in the sought after area of Abington, close to local amenities, Abington Park, Northampton General Hospital and 1.4 miles (approx) to Northampton University.

## Features & Utilities

- ✓ One Bedroom Flat
- ✓ Kitchen/Lounge
- ✓ Double Bedroom
- ✓ Shower Room
- ✓ uPVC Double Glazed Windows
- ✓ Sought After Location
- ✓ Close To Abington Park
- ✓ Close To Northampton General Hospital
- ✓ Close To Northampton University
- ✓ No Chain



# Property Overview

A first floor one bedroom flat, located in the sought after area of Abington, close to local amenities, Abington Park, Northampton General Hospital and 1.4 miles (approx) to Northampton University. The accommodation comprises entrance, bedroom, shower room and open plan lounge/kitchen. The property is offered with no onward chain, EPC Rating: C. Council Tax Band: A

## HALLWAY

Access to loft space.

## OPEN PLAN LOUNGE/KITCHEN 6.18m x 4.08m (20'3 x 13'4)

Lounge Area: Two uPVC double glazed windows to front elevation. Storage heater.

Kitchen Area: Wall and base units with roll top work surfaces over. Built in oven, hob and extractor. Laminate flooring. Space for fridge and washing machine.

## SHOWER ROOM 1.60m x 1.96m (5'3 x 6'5)

Suite comprising walk in shower, low level WC and wash hand basin. Extractor.

## BEDROOM 3.12m x 2.97m (10'3 x 9'9)

uPVC double glazed window to rear elevation. Electric heater.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Ask Agent

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 – Ask Agent

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

### 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.

### DRAFT DETAILS

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

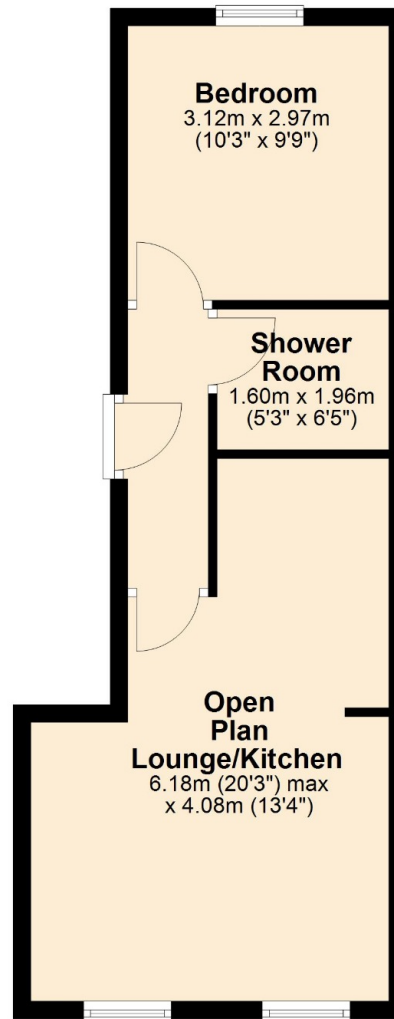
### AGENTS NOTES

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.

# Floorplan

Floor Plan





# 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)

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