

**21 Albion Court  
Albion Place  
NORTHAMPTON  
NN1 1UG**

**£1,000 Per Month**



- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **RESIDENTS CARPARK**
- **COUNCIL TAX BAND: D**

- **OVER 55'S ONLY**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING: TBC**
- **SORRY, NO PETS**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*PLEASE NOTE THAT YOU MUST BE OVER 55 YEARS OF AGE \*\*** A two bedroom retirement apartment in Albion Court, The development was constructed by McCarthy and Stone and contains 58 properties, each served by a lift. Additional benefits include residents' car park, a residents' lounge, communal laundry room and communal gardens. There is a videophone entry system and a 24 hour emergency careline response system.

Albion Court is situated the Northampton Cultural Quarter and is close to The Royal & Derngate Theatres and the Northampton Filmhouse. The Town Centre, Becketts Park and the Train and Bus Stations are a short walk away. **\*\*Unfurnished, no pets allowed\*\***

### **Entrance Hall**

Electric heater, large airing cupboard with slated linen shelving, broom cupboard.

### **Lounge/Dining Room**

21'1" x 10'6" max (6.45 x 3.21 max)

Marble fireplace with wood surround and electric point, electric heater, Juliette balcony, window to side elevation.

### **Kitchen**

7'11" x 7'7" max (2.43 x 2.32 max)

Fitted with base and wall mounted cupboards, built in single electric oven, inset electric hob with extractor over, space for fridge, plumbing for washing machine, single drainer stainless steel sink unit, half tiling, laminate floor, window to front elevation.

### **Bedroom One**

15'7" x 9'3" (4.77 x 2.83)

Built in wardrobe with mirrored doors, further wardrobes and draws with central bed cavity and over head cupboards, electric heater, window to front elevation.

### **Bedroom Two**

13'9" x 9'2" (4.20 x 2.80)

Electric heated, window to front elevation.

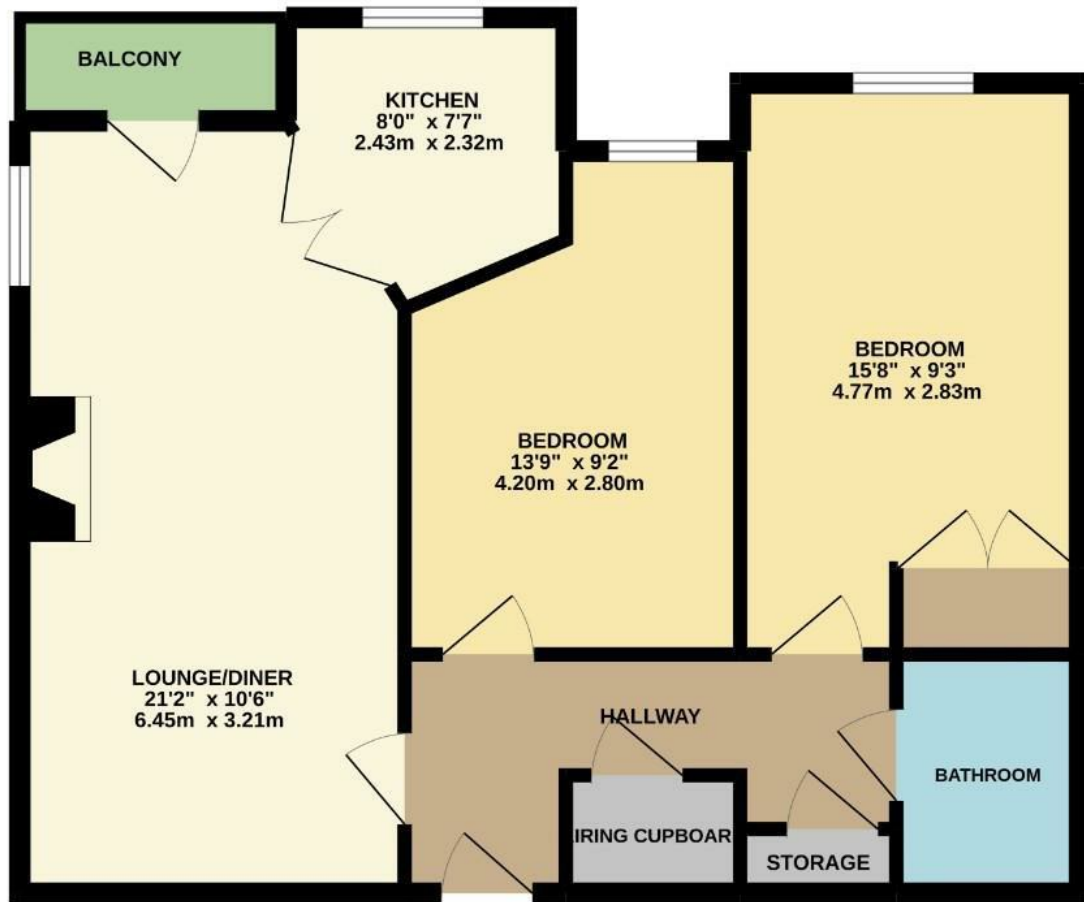
### **Bathroom**

Three piece suite of panel bath with shower and screen, wash hand basin with vanity cupboard beneath, close coupled W/C, full height tiling to walls, tiled floor, electric heated towel rail.

### **Agents Notes**

Local Authority: West Northamptonshire  
Council Tax Band: D

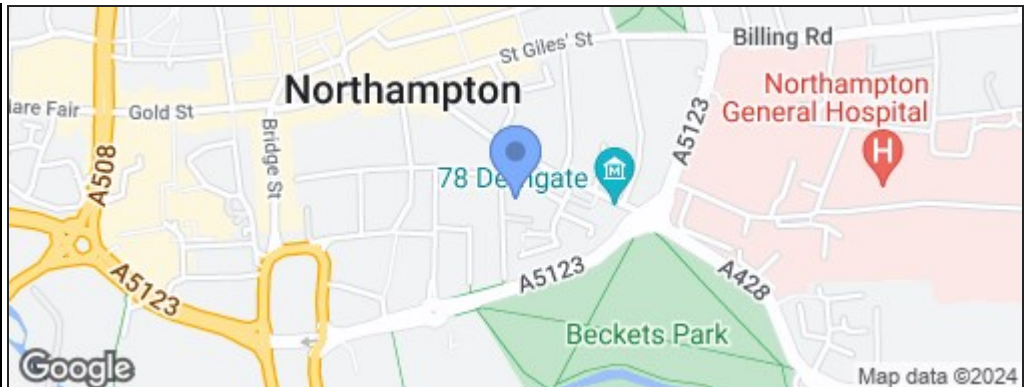
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.