

**Apartment One 61 Billing Road  
Abington  
NORTHAMPTON  
NN1 5DE  
£225,000**



- SOUGHT AFTER LOCATION
- DUPLEX APARTMENT
- DOUBLE GLAZING
- SECURE ALLOCATED PARKING

- GROUND FLOOR
- BEAUTIFULLY PRESENTED
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

## Stunning Ground Floor Duplex Apartment in Prestigious Northampton Development

Nestled in one of Northampton's most sought after areas, this stunning ground floor duplex apartment is part of an exclusive development of just three stylish, contemporary homes. Each apartment has been thoughtfully designed to offer a living experience of true distinction, with attention to every detail. The apartment boasts secure allocated parking, accessed via a remote-controlled electric sliding gate.

### Key Features

High end kitchen with top quality appliances, including an induction hob, stainless steel oven, extractor hood, integrated fridge/freezer, dishwasher, and washer/dryer.

Luxury bathrooms with modern white sanitary ware, chrome fittings, a thermostatically controlled shower, heated towel rail, and stylish tiling.

Contemporary interiors, featuring luxury flooring, wooden worktops, mosaic tiling, and under unit LED lighting.

Technology & Security: Wall-mounted USB sockets, security entry phone system, and mains operated smoke/heat detectors.

Secure, gated parking, with two dedicated spaces.

Located in the vibrant Abington area, residents can enjoy a wide array of local amenities, including restaurants, gastro pubs, boutique stores, and more. Northampton's town centre, General Hospital, and Train Station — offering direct trains to London in under an hour — are all conveniently close. The apartment is perfectly located to enjoy the best of Northampton, while still offering a tranquil, luxurious living environment.

### Entrance Hall

Approached via communal entrance hall, stairs down to lower level, entry phone system, doors to;

### Sitting Room

18' x 13' 5" (5.49m x 4.10m) Spacious sitting room with large bay window to the front aspect, high ceilings with original coving.

### Kitchen

11' 1" x 9' 4" (3.39m x 2.85m) Window to the rear aspect, original coving, high end fitted kitchen with one and a half bowl sink unit, a comprehensive range of base and wall units, wooden worksurfaces, mosaic tiling, "Bosch" induction hob, oven, extractor hood, integrated slimline dish washer, fridge freezer, washer/dryer, tiled floor.

### Lower Lobby

Doors to;

### Bedroom One

18' 1" x 12' (5.50m x 3.66m) Generous size bedroom with bay window to the front aspect.

### Ensuite

Modern white suite comprising; low level wc, wash hand basin in vanity unit, quadrant shower cubical, chrome heated towel rail, contemporary wall tiling, tiled floor.

**Bedroom Two**

14' 7" max x 9' 5" (4.45m x 2.87m) Two windows to the rear aspect, door to small external area with steps up to secure parking area, door to;

**Ensuite.**

Modern white suite comprising; low level wc, wash hand basin in vanity unit, shower cubical with sliding door, chrome heated towel rail, contemporary wall tiling, tiled floor.

**Secured Parking**

Accessed via remote controlled sliding gate, two allocated parking spaces.

**Rear Courtyard**

External area with storage and steps leading to secured parking area.

**Agents Notes**

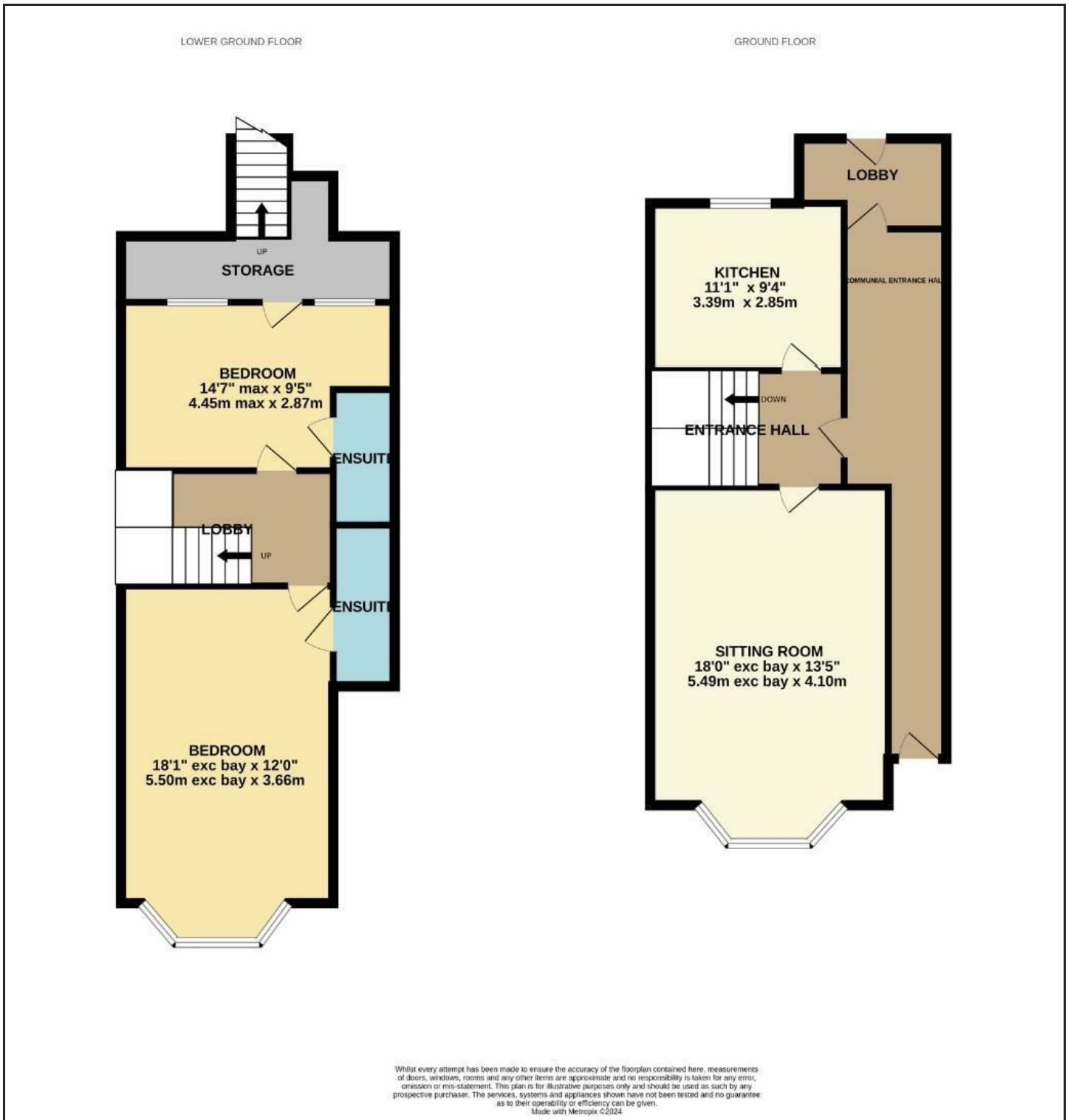
Tenure: Leasehold (With Share of Freehold Title) Lease period 999 Years as of 1.9.2019 unit 31.8.3018.

Management Company: Yes - Management is run jointly between the three apartments within the property with each flat owner as a Director. Yearly Service Charge = £900.00 (£75.00 per calendar month).

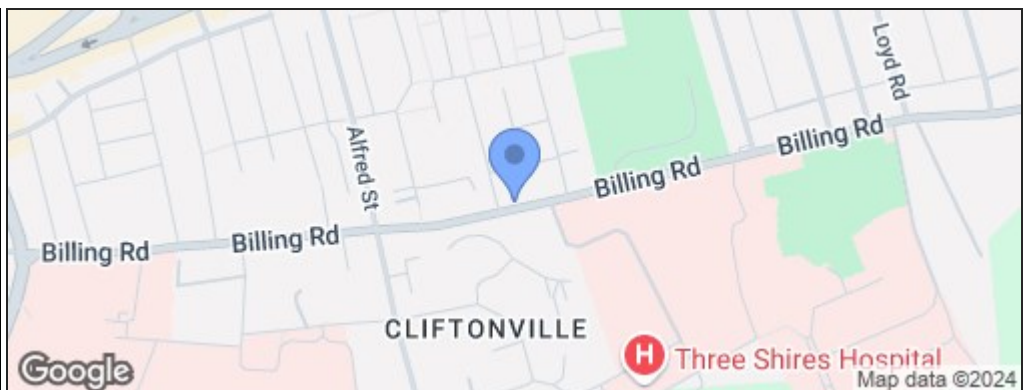
West Northamptonshire Council

Council Tax Band: B





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>		72	82
(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.