



**Flat 2, Old School House Billing Road, Abington, Northampton, NN1 5RX**  
**£99,950 Leasehold**

Jackson Grundy are delighted to market this over 55's studio apartment in the ever popular development of The Old School House. Set just off Billing Road, this property offers great transport links into town and is also within walking distance to Abington Park. The accommodation comprises communal entrance, entrance hall, lounge/bedroom, kitchen/diner and shower room. Outside are well presented communal gardens and off road parking for residents. Further benefits include an in property call system, gas radiator heating and indoor communal areas. Please call 01604 231111 to arrange a viewing. EPC Rating: D. Council Tax Band: A

We have been advised of the following: Ground rent N/a (review date N/a). Service Charge £280.00 pcm (review date TBC) 125 year lease from 24/061988. This information would need to be verified by your chosen legal representative.

**Ground Floor Studio Apartment | Kitchen/Diner | Indoor/Outdoor Communal Areas | Gas Radiator Heating | Off Road Parking | Great Location**

modern marketing · traditional values

## ENTRANCE HALL

Wooden entrance door. Storage cupboards. Airing cupboard. RCD consumer unit. Doors to:

## LOUNGE/BEDROOM 5.08m x 4.80m (16'8 x 15'9)

Window to front elevation. Radiator. Fitted wardrobe and drawers. Intercom system with emergency pull cord. Thermostat.

## KITCHEN/DINER 2.97m x 3.71m (9'9 x 12'2)

Window to front elevation. Wall mounted and base level cupboards and drawers with work surfaces over. Space for white goods, fridge/freezer and gas oven. Extractor fan. Gas boiler.

## SHOWER ROOM 2.46m x 1.47m (8'1 x 4'10)

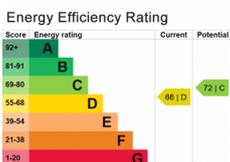
Refitted suite comprising double shower, vanity wash hand basin and low level WC. Radiator. Emergency pull cord. Extractor.

## AGENTS NOTE

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## DRAFT DETAILS

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



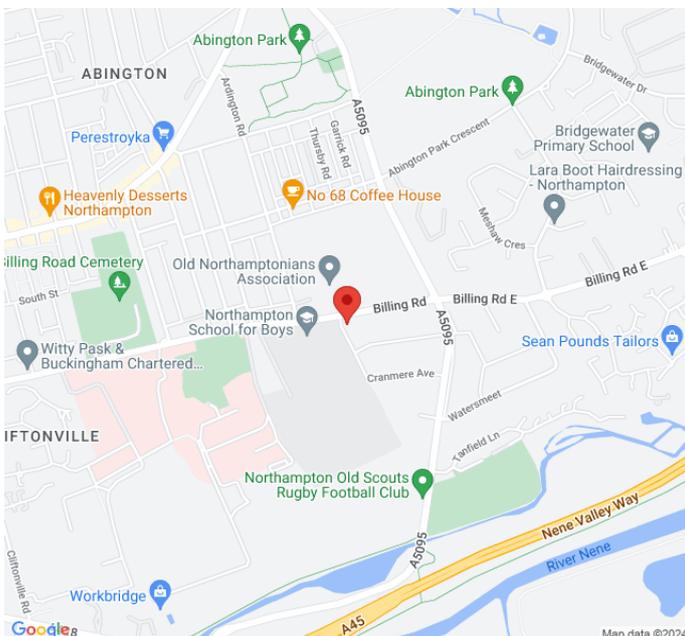
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

## Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 37.8 sq. metres (406.6 sq. feet)



## LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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