

**Flat 4, 2B East Street, Abington, Northampton, NN1 5JZ**  
**Offers Over £135,000 Leasehold**

Jackson Grundy are pleased to present this well proportioned two double bedroom apartment, set in a fantastic location, it would be perfect for a first time buyer or investor. The accommodation comprises lounge/diner, two double bedrooms, kitchen/breakfast room, lobby with balcony and an immaculate bathroom. Further benefits include Juliette balcony, upgraded electrics and a storage cupboard that would be ideal for bikes or other large items. Please call 01604 231111 to arrange a viewing. Council Tax Band: A. EPC Rating D.

**Large Two Bedroom Apartment | Refitted Kitchen/Breakfast Room | Refitted Bathroom | Juliette Balcony | Ideal for First Time Buyer or Investor | Close to Local Amenities**

modern marketing · traditional values

## ENTRANCE

Entry gained via uPVC double glazed front door with stairs up to the front door.

## LOUNGE/DINER 4.52m x 3.51m (14'10 x 11'6)

uPVC double glazed window to front aspect. Storage heater. Doors to bedrooms and kitchen.

## KITCHEN/BREAKFAST ROOM 3.07m x 3.00m (10'1 x 9'10)

uPVC double glazed window to rear aspect. Base and floor mounted units with modern work surfaces over. Built-in oven and electric hob. Space for washing machine and fridge/freezer. Stainless steel sink and drainer unit. Door to lobby.

## BEDROOM ONE 3.86m x 3.18m (12'8 x 10'5)

uPVC double glazed window to rear aspect. Storage heater. Space for double bed and bedroom furniture.

## BEDROOM TWO 3.51m x 2.69m (11'6 x 8'10)

uPVC double glazed window to front aspect. Storage heater. Space for double bed and furniture.

## LOBBY

uPVC double glazed door leading to Juliette balcony. Storage cupboard. Door to:

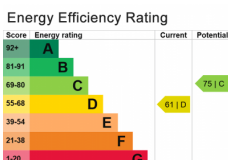
## BATHROOM 1.96m x 1.50m (6'5 x 4'11)

uPVC double glazed window to rear aspect. A modern bathroom consisting of panelled bath, low level WC and wash hand basin. Stylish flooring. Tiling to splash back areas. Heated towel rail.

## AGENTS NOTE

We have been informed by the Vendor that there is a monthly service charge of £169 and an annual ground rent of £75. The lease has 93 years remaining.

You are advised to have this information verified by your chosen legal representative.

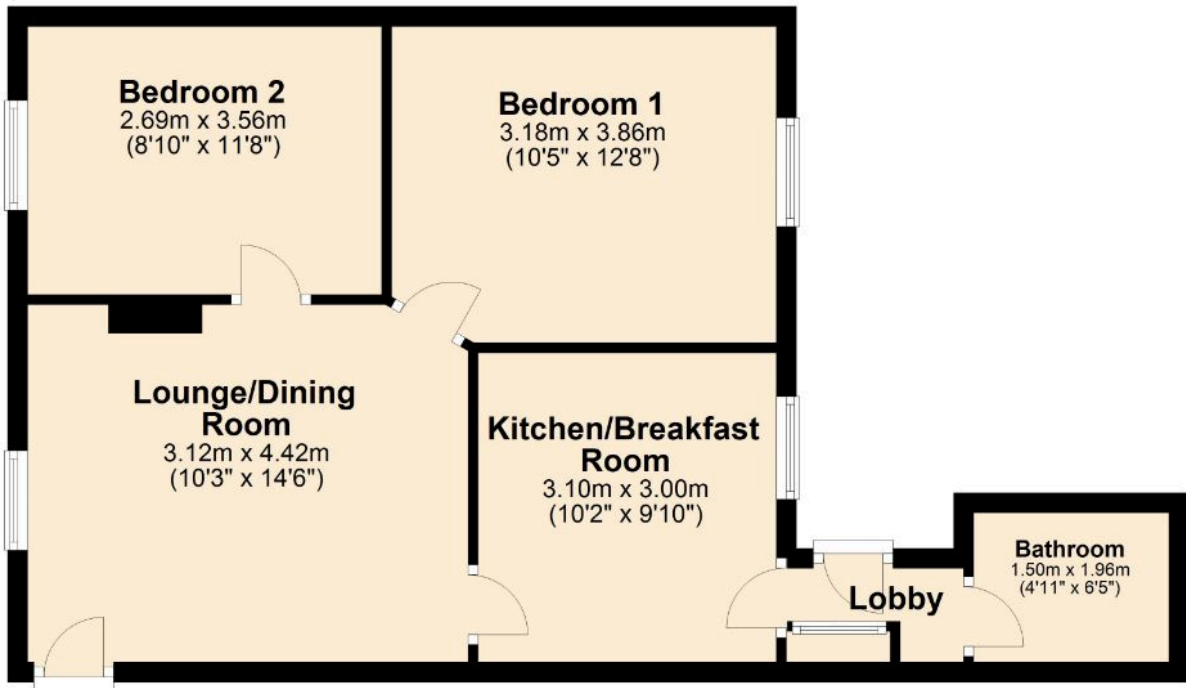


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

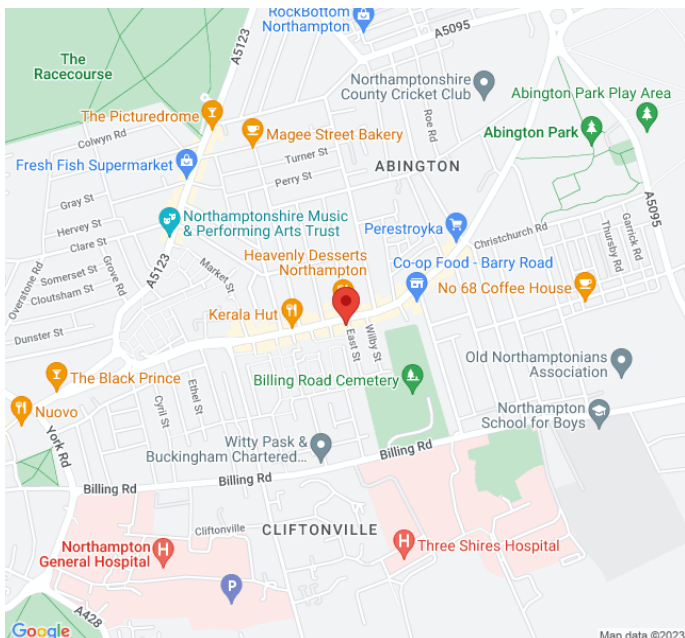
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## Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 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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