



**Flat 22, Old School House Billing Road, Abington, Northampton, NN1 5RX**  
**Guide Price £165,000 Leasehold**

**SERVICE CHARGE PAID IN FULL FOR THE FIRST YEAR** Set just off the Billing Road is this superb opportunity to acquire a modern two bedroom apartment, set in the grounds of the Old School House. This 'Over 55' development is just a short walk from an abundance of amenities and Abington Park. The accommodation comprises communal entrance, lift to all floors, entrance hall refitted bathroom, two bedrooms, good sized lounge with bay window and kitchen/dining room. Outside are very attractive communal gardens and parking. Further benefits include an in-property call system, gas central heating and indoor communal areas. Please call 01604 231111 to arrange a viewing. EPC: C. Council tax Band: C.

We have been advised of the following: No Ground Rent. Service Charge £280pcm (review date TBC) 90 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Spacious Two Bedroom Apartment | Refitted Shower Room | Bay Fronted Lounge | Kitchen/Dining Room | Indoor and Outdoor Communal Areas | Close To Local Amenities**

modern marketing · traditional values

## ENTRANCE

Wooden door to enter, laminate flooring, radiator, doors to storage cupboard and airing cupboard.

## LOUNGE 4.65m x 4.32m (15'3 x 14'2)

Window to side elevation, radiator, coving, feature fireplace, space for furniture.

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

Window to rear and side elevation, eye and base level units with roll top surfaces over. Space for fridge freezer, washing machine and dishwasher, built in oven, hob and extractor, gas boiler.

## BEDROOM ONE 3.78m x 3.18m (12'5 x 10'5)

Window to rear elevation, radiator, built in wardrobe and dressing table.

## BEDROOM TWO 3.78m x 2.06m (12'5 x 6'9)

Window to rear elevation, radiator, space for bedroom furniture.

## SHOWER ROOM 1.88m x 2.01m (6'2 x 6'7)

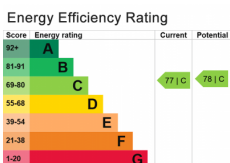
Refitted shower room, double shower, vanity unit with inset sink, low level WC with work top over, splash back to double shower and electric shower, laminate flooring and radiator.

## AGENT NOTE

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## DRAFT DETAILS

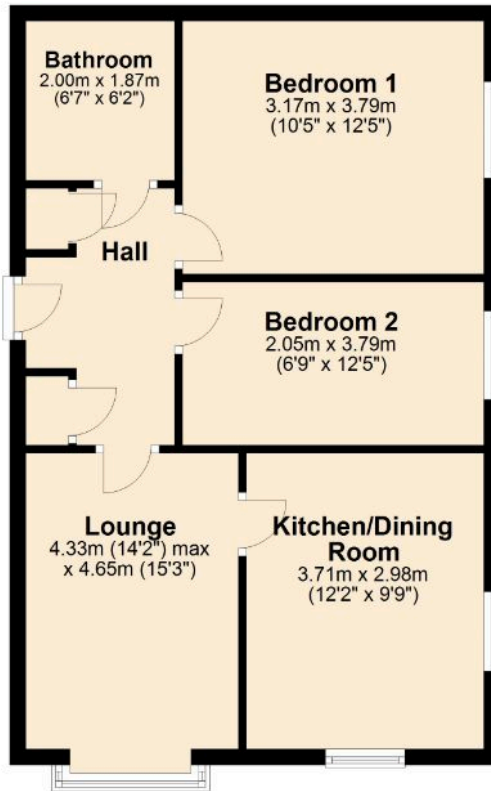
At the time of print, these particulars are awaiting approval from the Vendor(s).



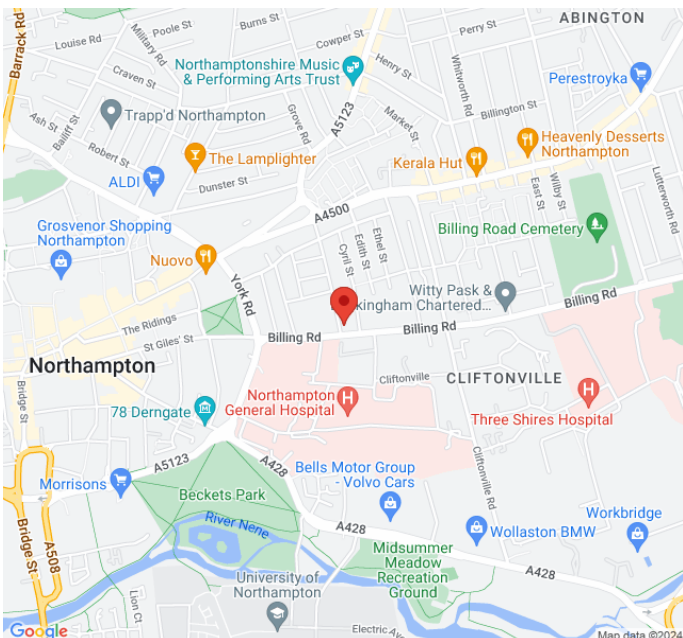
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

### Floor Plan

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 52.8 sq. metres (568.7 sq. feet)



### LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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