



1a Purser Road, Abington, Northampton, NN1 4PG
Offers Over £140,000 Freehold

A larger than average apartment (being sold with the **FREEHOLD**) situated in a fantastic location, perfect for a first time buyer or investor. The spacious accommodation could potentially lend itself to being reconfigured into providing a further bedroom. Currently, the accommodation comprises entrance hall, modern kitchen/dining room, three piece bathroom, bedroom with access to the rear via stairs and a bay fronted lounge/family room. Further benefits include gas radiator heating and uPVC double glazed throughout. EPC Rating: D. Council Tax Band: A

Owner Of The Freehold | No Maintenance Or Service Charges | Larger Than Average One Bedroom Apartment | Front & Rear Access | Refitted Kitchen | No Chain

modern marketing · traditional values

ENTRANCE

Entrance door. Door to:

KITCHEN/DINING ROOM 3.43m x 3.48m (11'3 x 11'5)

Wall and base units with work surfaces over.
Stainless steel sink and drainer with mixer tap.
Built in electric oven, hob and extractor. Space for washing machine and tumble dryer. Tiling to splash back areas. Laminate flooring.

BEDROOM ONE 3.71m x 3.84m (12'2 x 12'7)

uPVC double glazed window and door to rear elevation with stairs down to ground level.

BATHROOM

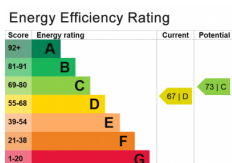
uPVC double glazed window to side elevation.
Radiator. Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiled throughout.

LOUNGE/FAMILY ROOM 3.84m x 4.95m (12'7 x 16'3)

uPVC double glazed bay window to front elevation.
Radiator. Feature fireplace with marble surround and wooden mantel.

DRAFT DETAILS

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

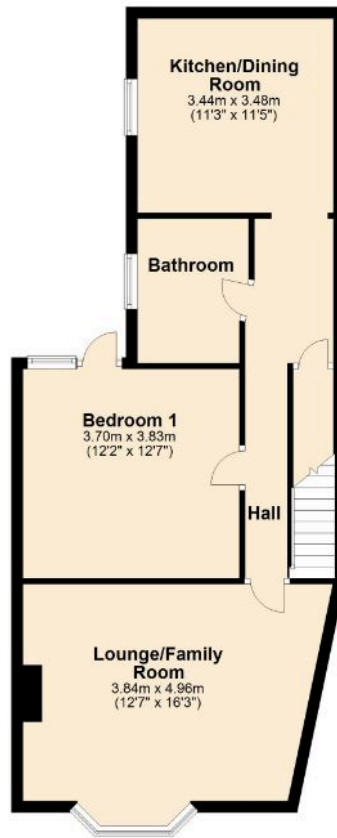


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

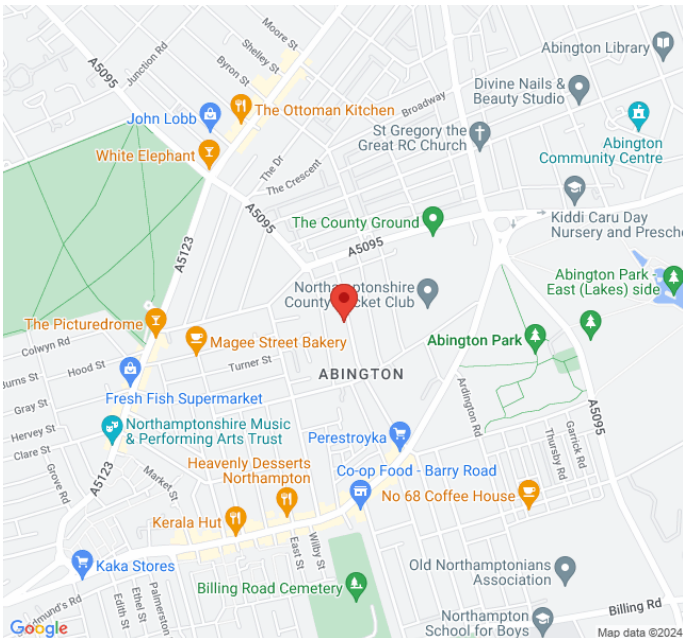
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Floor Plan

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 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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