



**Flat 3, The Bank, 37 Pytchley Street, Abington, Northampton, NN1 5JD**  
**Guide Price £100,000 Freehold**

A well presented, three bedroom shared ownership, duplex apartment set in the heart of Abington. The property is being sold with 50% shared ownership and comprises entrance hall, three bedrooms, storage cupboard, modern shower room and staircase rising to first floor, which provides a good size lounge/dining room, kitchen and storage cupboard. Further benefits include a modern boiler. uPVC double glazed windows and is offered with no onward chain. Please call 01604 231111. EPC Rating: B. Council Tax Band: C

We have been advised of the following: Ground rent and shared ownership rent £392.14 pcm (review date TBC). 114 years remaining on lease. This information would need to be verified by your chosen legal representative.

**50% Shared Ownership | Three Bedroom Duplex Apartment | Well Maintained | 5 Year Boiler Warranty | Great Location | No Chain**

modern marketing · traditional values

### ENTRANCE HALL

Staircase rising to the first floor. Storage cupboard with combination boiler. Storage cupboard with consumer unit.

### BEDROOM ONE 3.12m x 3.68m (10'3 x 12'1)

uPVC double glazed window to side elevation. Radiator. Built in wardrobe.

### BEDROOM TWO 2.49m x 4.09m (8'2 x 13'5)

uPVC double glazed window to side elevation. Radiator.

### BEDROOM THREE 2.59m x 4.09m (8'6 x 13'5)

uPVC double glazed window to side elevation. Radiator.

### BATHROOM 1.91m x 1.96m (6'3 x 6'5)

Suite comprising double sower with shower head over, wash hand basin and low level WC. Tiled throughout.

### KITCHEN AREA 3.15m x 2.69m (10'4 x 8'10)

Velux window. Wall and base units with roll top work surfaces. Stainless steel sink. Built in oven, hob and extractor. Space for washing machine and fridge/freezer.

### LOUNGE AREA 4.98m x 3.86m (16'4 x 12'8)

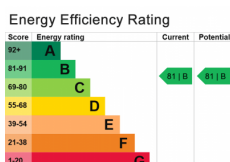
Two Velux windows. Radiator. Laminate flooring.

### AGENTS NOTE

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### DRAFT DETAILS

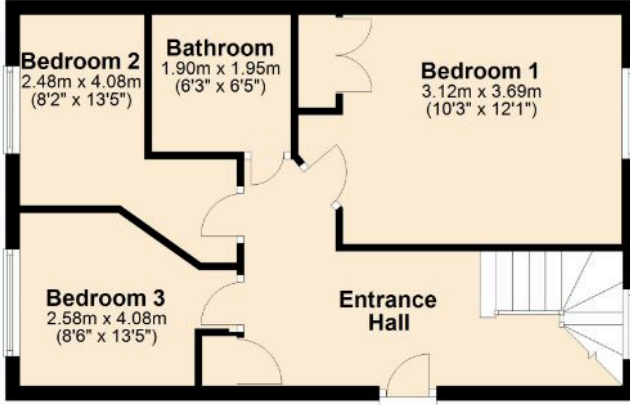
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

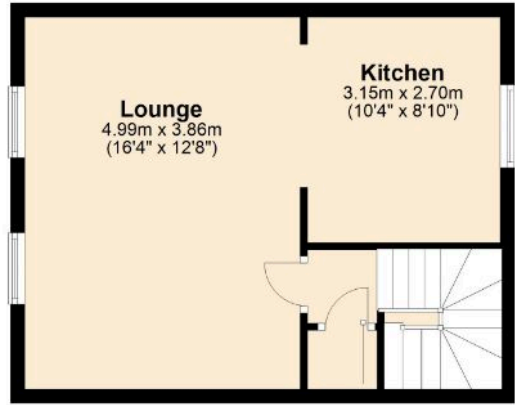
### Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



### First Floor

Approx. 34.6 sq. metres (373.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 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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