

**Flat 19, Old School House Billing Road, Abington, Northampton, NN1 5Rx
£195,000 Leasehold**

An immaculate two bedroom, over 55's apartment located in the prestigious Old School House Estate. The property has undergone a full renovation including Neff appliances, quartz worktops and modern flooring throughout. The accommodation comprises entrance hall with storage cupboards, two double bedrooms with built in wardrobes, bay fronted lounge and a well presented kitchen/breakfast room. Please call 01604 231111 to book your internal appointment. EPC Rating: C. Council Tax Band: C

We have been advised of the following: Service Charge £290.00 pcm (review date TBC) 125 year lease from 24th June 1988. This information would need to be verified by your chosen legal representative.

Over 55's Development | Modern Kitchen & Shower Room | Neff Appliances | Sought After Location | Close To Local Amenities

modern marketing · traditional values

ENTRANCE HALL

Door leading to hallway. Laminate Flooring. Two Storage cupboards and doors leading to bedrooms one, two and lounge/dining room.

SHOWER ROOM 2.03m x 1.70m (6'8 x 5'7)

Comprises of shower room which provides a double shower with over shower head. Vanity Unit with inset sink and low level WC. Storage cupboard above. Laminate flooring. Tiled throughout. Towel rail.

LOUNGE/DINING ROOM 3.18m x 5.33m (10'5 x 17'6)

Bay window to rear elevation. Window to side elevation. Radiator. Room Laminate flooring.

KITCHEN 3.78m x 3.28m (12'5 x 10'9)

Two windows to side elevation. Wall and base units. Quartz worktop. Tiled Splash back. Built in NEFF oven, induction hob and extractor. Space for washing machine and fridge. Tiled Flooring.

BEDROOM ONE 3.20m x 4.06m (10'6 x 13'4)

Window to rear elevation. Radiator. Picture rail.

BEDROOM TWO 3.78m x 2.95m (12'5 x 9'8)

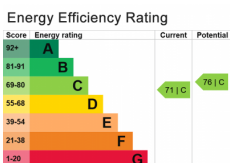
Window to side elevation. Radiator. Picture rail. Built in Cupboard.

AGENTS NOTE

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DRAFT DETAILS

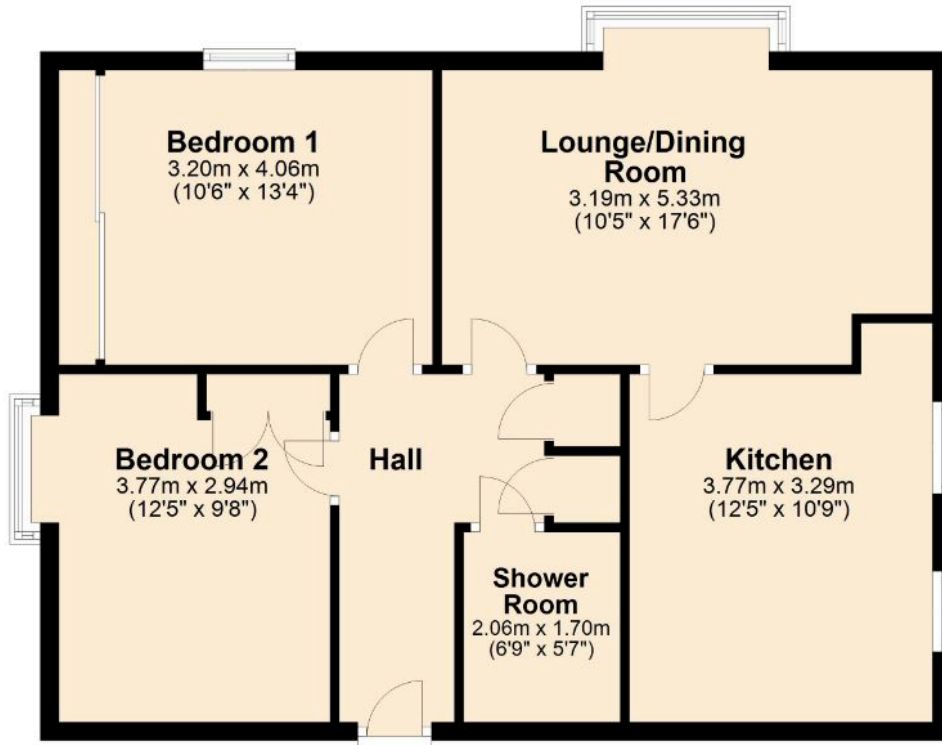
At the time of print, these particulars are awaiting approval from the Vendor(s).



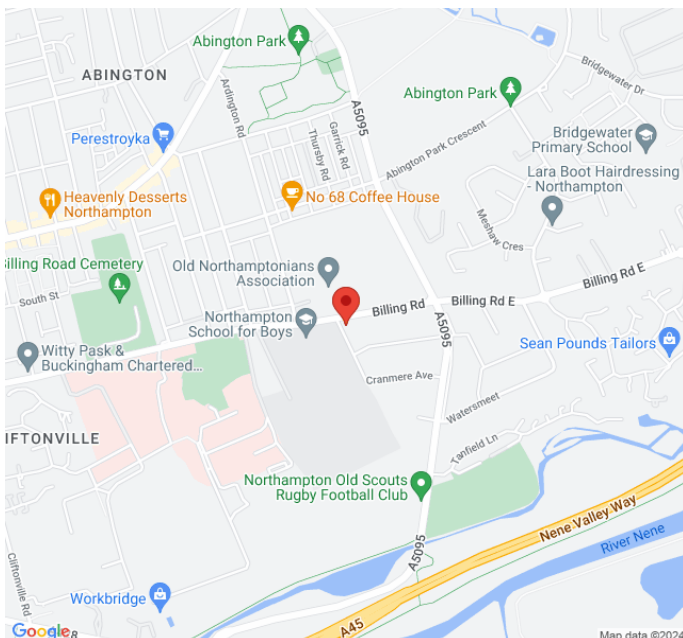
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Floor Plan

Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 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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