

2F St Edmunds Court, Abington, Northampton, NN1 5EF
Offers Over £150,000 Leasehold

An immaculately presented two bedroom apartment, positioned in a great location, close to Northampton General Hospital. The apartment is situated behind electric gated doors and comes with off road parking. The accommodation comprises entrance hall with storage cupboard housing the combination boiler and plumbing for washing machine, two double bedrooms, en-suite to bedroom one, family bathroom and a kitchen/living area fitted with built in appliances. The property 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 £300.00 pa (review date TBC). Service Charge 1678.00 pa (review date TBC). 999 year lease from 1/6/2016. This information would need to be verified by your chosen legal representative.

Two Bedroom Apartment | Well Presented | En-Suite | Off Road Parking Space | Central Location | No Chain

modern marketing · traditional values

HALLWAY

Entrance door. Storage cupboard housing combination boiler and space and plumbing for washing machine. Doors to:

BATHROOM 1.57m x 2.49m (5'2 x 8'2)

Obscure uPVC double glazed window to side elevation. Towel rail. Suite comprising low level WC, wash hand basin and panelled bath with shower over.

BEDROOM ONE 4.80m x 3.40m (15'9 x 11'2)

Max

uPVC double glazed window to side elevation. Radiator.

EN-SUITE 1.60m x 2.31m (5'3 x 7'7)

Obscure uPVC double glazed window to rear elevation. Three piece suite comprising low level WC, wash hand basin and walk in shower unit. Towel rail.

BEDROOM TWO 2.69m x 3.40m (8'10 x 11'2)

Two uPVC double glazed window to rear elevation. Radiator.

KITCHEN/LIVING ROOM 4.85m x 5.08m (15'11 x 16'8) Max

Three uPVC double glazed windows to side elevation. The kitchen area is fitted with a range of wall and base units with work surfaces over. Built in oven, gas hob and extractor. Built in dishwasher and fridge/freezer. Engineered wooden flooring. Tiling to splash back areas.

OUTSIDE

PARKING

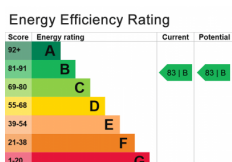
One parking space accessed via private electric gates.

AGENTS NOTE

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DRAFT DETAILS

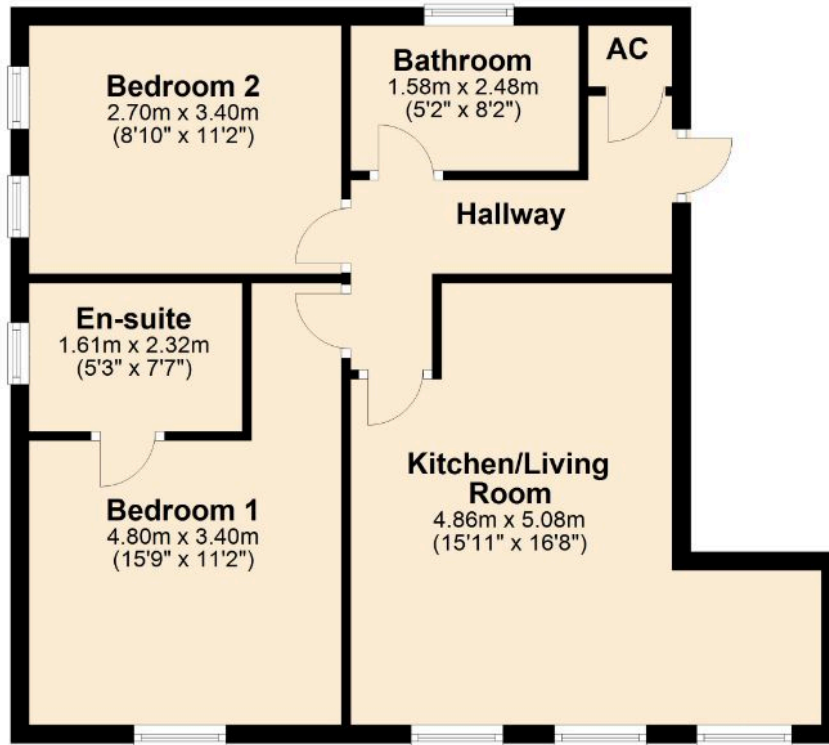
At the time of print, these particulars are awaiting approval from the Vendor(s).



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. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 55.9 sq. metres (602.1 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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