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Billing Road, Abington
Northampton
Northamptonshire, NN1 5RX

£150,000 Flat



Department: Sales

Tenure: Leasehold





Property Summary

A well-presented ground floor apartment, situated within the highly regarded Old School House - an exclusive over 55s retirement complex located approximately one mile northeast of Northampton town centre.

Features & Utilities

- ✓ No Upward Chain
- ✓ Ground Floor Apartment
- ✓ Over 55's
- ✓ Two Double Bedrooms
- ✓ Popular Location
- ✓ Visitors & Residents Parking
- ✓ Close To Amenities
- ✓ Lease in process of being extended

Property Overview

A well-presented ground floor apartment, situated within the highly regarded Old School House - an exclusive over 55's retirement complex located approximately one mile northeast of Northampton town centre. The accommodation comprises entrance hall, spacious living room, kitchen/dining room, two bedrooms and a modern shower room. The development benefits from a secure entry phone system, a welcoming residents' lounge, beautifully maintained communal gardens, and ample parking for residents and visitors alike. Offered to the market with no upward chain, this lovely apartment provides a comfortable and convenient lifestyle within a peaceful community setting. EPC Rating: C. Council Tax Band: C

COMMUNAL ENTRANCE

Accessed via a secure telecom entry system. Flat 10 is approached through the ground floor communal entrance from the residents' car park to the front of the building.

HALLWAY

A welcoming hallway with useful storage cupboards and an airing cupboard housing the hot water tank. Doors lead to all rooms.

LOUNGE 3.20m x 3.08m (10'5" x 10'1")

A bright and spacious reception room featuring a large double glazed bay window to rear elevation. Television and telephone points. Radiator. Telecom entry handset. Door leads through to the kitchen/dining room.

KITCHEN/DINING ROOM 2.59m x 4.07m (8'5" x 13'4")

Double glazed window to side elevation. Radiator. Fitted with a range of base and wall units with roll-top work surfaces and tiled splash backs. Space for cooker. Plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Potterton central heating boiler. Thermostat.

BEDROOM ONE 4.12m x 3.08m (13'6" x 10'1")

Double glazed window to front elevation. Radiator. Built in wardrobe. Telephone and television points.

BEDROOM TWO 4.12m x 2.00m (13'6" x 6'6")

Double glazed window to front elevation. Radiator.

SHOWER ROOM

Double glazed window to side elevation. Fitted with a modern walk-in double shower enclosure with glass screen and Triton shower, wash basin, and WC. Extractor fan. Spotlights.

OUTSIDE

Residents enjoy access to well-maintained communal gardens and ample on-site parking.

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge - £329.61 pcm to include call care facility, lighting and maintenance of communal areas, lift, car park, gardens and building insurance. Review Date - TBC Length of Lease: 88 years remaining on lease.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type - Flat

Age/Era - Ask Agent

Tenure - Leasehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - C

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating

Parking - Allocated

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

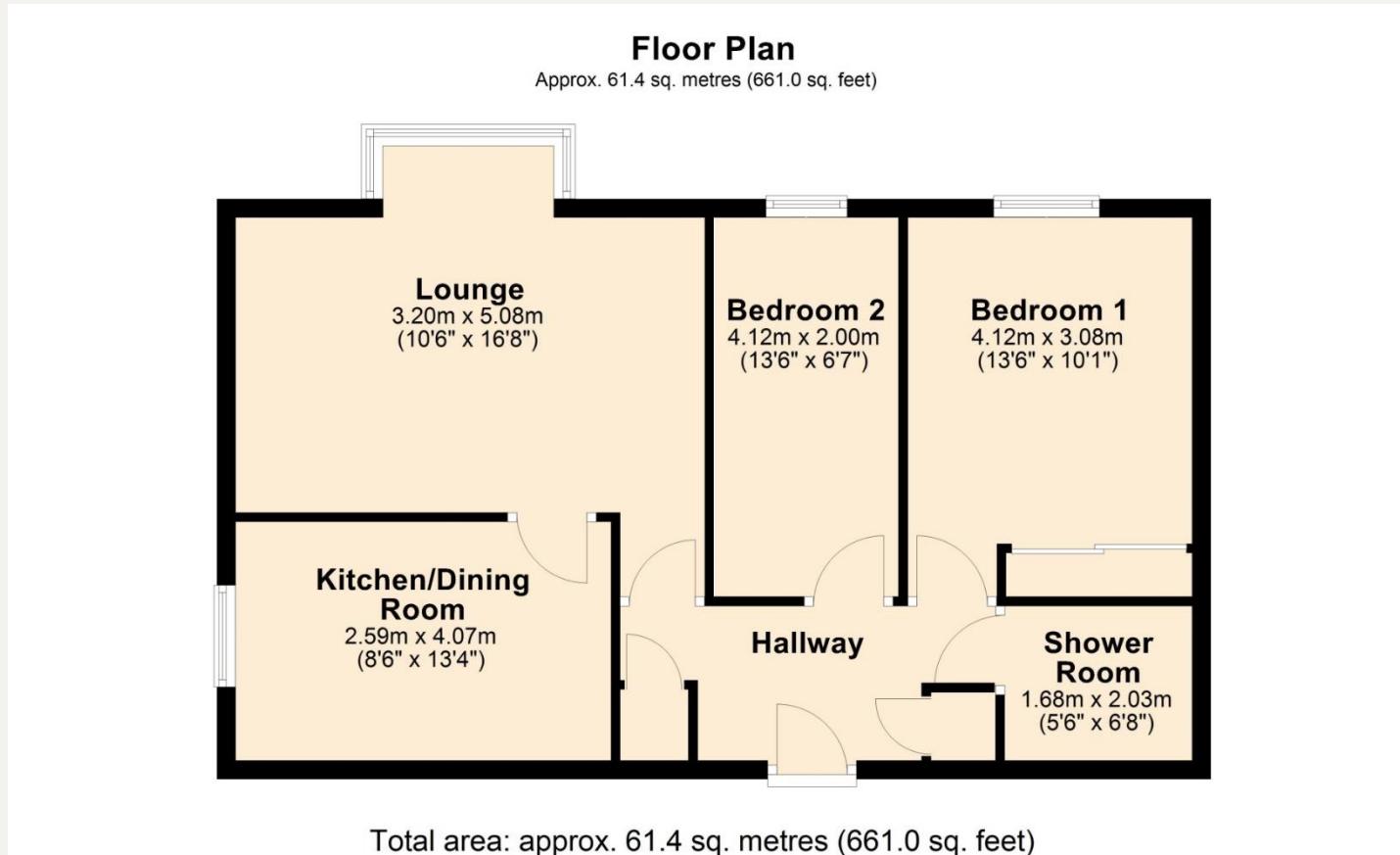
Obligations - No restrictions, No private right of way, No Public right of way

Rights and Easements - Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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