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Billing Road, Abington
Northampton
Northamptonshire, NN1 5RX

£150,000 Flat



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington
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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

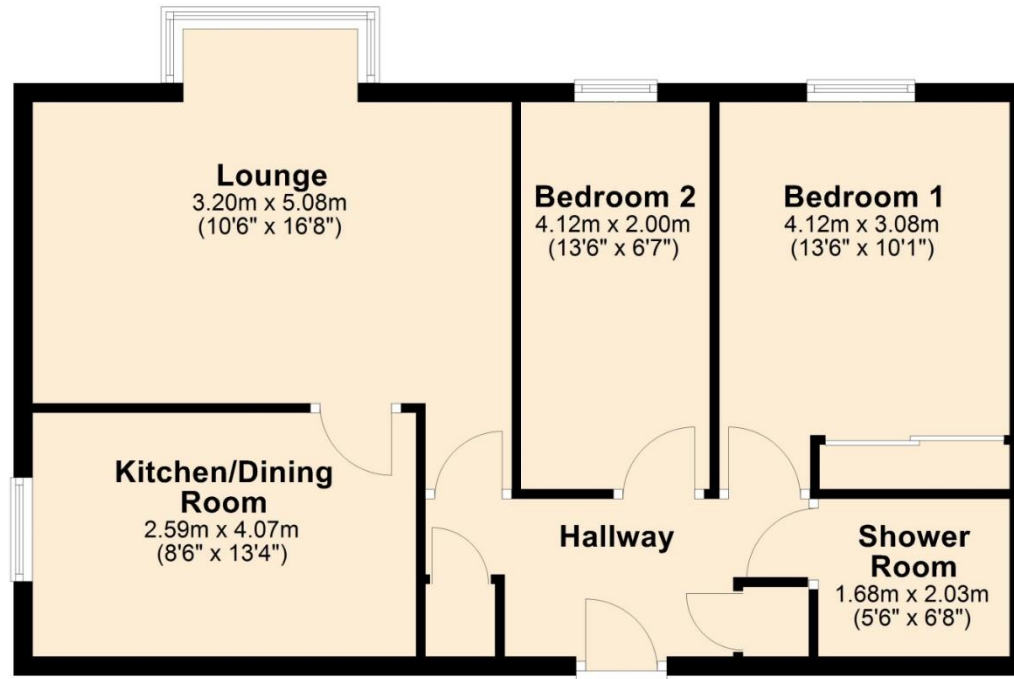
AGENTS NOTES

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Floorplan

Floor Plan

Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 sq. feet)



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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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