



Flat 9 Albion Court, Albion Place, Northampton, NN1 1UG
£79,995 Leasehold

JACKSON GRUNDY are pleased to offer for sale this one bedroom apartment in the heart of Northampton. There is a 24 hour emergency Appello call system for when the development manager is off duty. Residents must be at least 55 years of age making it a perfect place to retire. This property can be purchased as a buy to let investment. Further benefits include a communal laundry room and residents lounge. There is also a beautiful landscaped garden for residents to enjoy and a further guest suite which can be booked for visiting friends and family. The property in brief comprises video call entrance, entrance hallway, lounge/dining room, separate kitchen, one double bedroom with mirrored wardrobes and a wet room with shower, landscaped gardens and a carpark for residents and visitors. This property is offered to the market with NO ONWARD CHAIN. EPC Rating: TBC. Council Tax Band: C.

We have been advised of the following: Annual Service Charge: £2932.70 (review date TBC). Lease Length: 125 years from 1998. Annual Ground Rent: £553.20 (review date TBC).

Town Centre Location | Over 55's Development | One Double Bedroom | Sitting Room & Separate Kitchen | Duty Manager & 24 Hour Appello Call System | No Onward Chain

modern marketing · traditional values

COMMUNAL ENTRANCE

Enter via door. Lift.

ENTRANCE HALL

Entry receiver and pull cord. Built in cupboard.

LOUNGE/DINING ROOM 6.02m x 3.28m (19'9" x 10'9") Maximum

Double glazed window. Fireplace with electric fire. Storage heater. Wall light points. Pull cord. Telephone point. Television point.

KITCHEN 2.59m x 2.29m (8'6" x 7'6") Maximum

Double glazed window. Worktop surfaces incorporating stainless steel single drainer sink unit with mixer tap over. Tiled splash back areas. Extractor fan. Space for under counter appliances. Pull cord.

BEDROOM 4.57m x 2.72m (15'0" x 8'11") Maximum

Double glazed window. Built in mirrored fronted wardrobes. Wall light points. Pull cord.

WET ROOM 2.16m x 1.68m (7'1" x 5'6")

Wall mounted mains shower with soakaway in floor, low level WC and wash hand basin set into vanity unit. Electric towel rail. Wall mounted fan heater. Extractor fan.

OUTSIDE

COMMUNAL GARDENS

Well tended communal lawned gardens.

PARKING

Residents and visitor carpark.

LEASEHOLD INFORMATION

We have been informed of the following: -

Annual Service Charge - £2932.70 - Review Date TBC

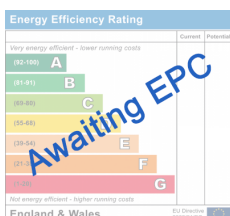
Lease Length - 125 Years From 1998

Annual Ground Rent - £553.20 - Review Date TBC

This information would need to be verified by your chosen legal representative.

DRAFT DETAILS

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

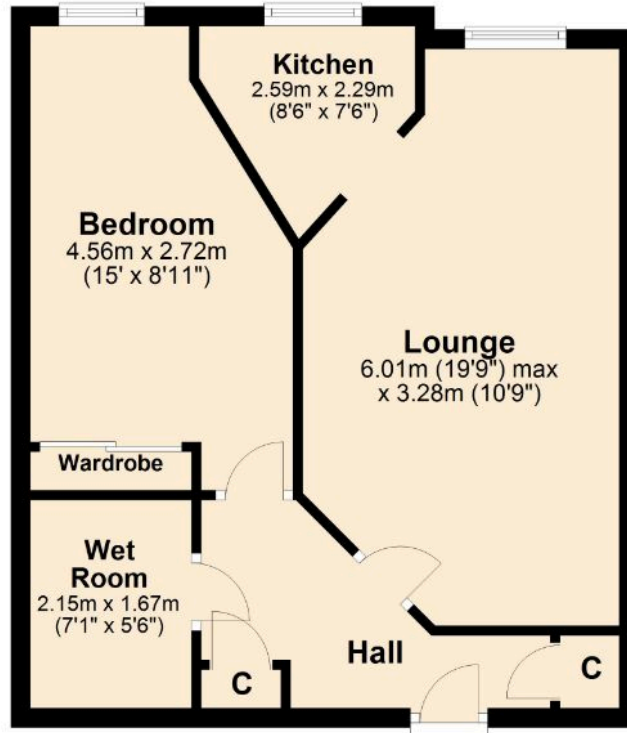


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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Floor Plan

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 42.5 sq. metres (457.2 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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