

## **PRICE: £75,000**

Lease: 125 years from 1998

## **Property Description:**

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT OFFERED FOR SALE IN GOOD CONDITON OVERLOOKING THE CAR PARK Albion Court is situated in the Cultural Quarter with the Derngate Theatre and Northampton Filmhouse nearby. Within a short walk to town centre with large Supermarket and walking distance to bus and train stations. Constructed by McCarthy and Stone and comprises 58 properties arranged over 5 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

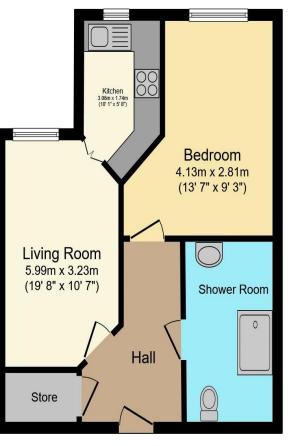
Residents' Lounge and Gardens Communal Laundry 24 hour Appello call system Video Door Entry System Minimum Age 55 Guest Suite Development Manager Lift to all floors Lease: 125 years from 1998



For more details or to make an appointment to view, please contact Charlotte Harvey

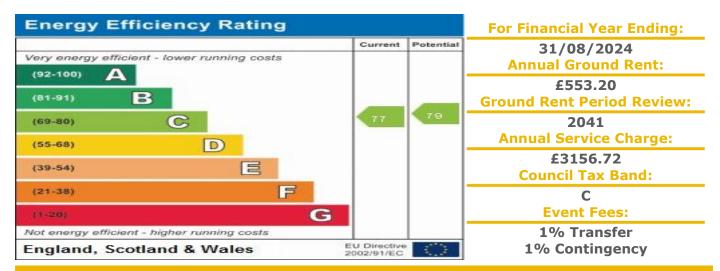
01425 632257 Charlotte.harvey@retirementhomesearch.co.uk

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Total floor area 42.7 m<sup>2</sup> (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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RETIREMENT

**HMESEARCH** 

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.