



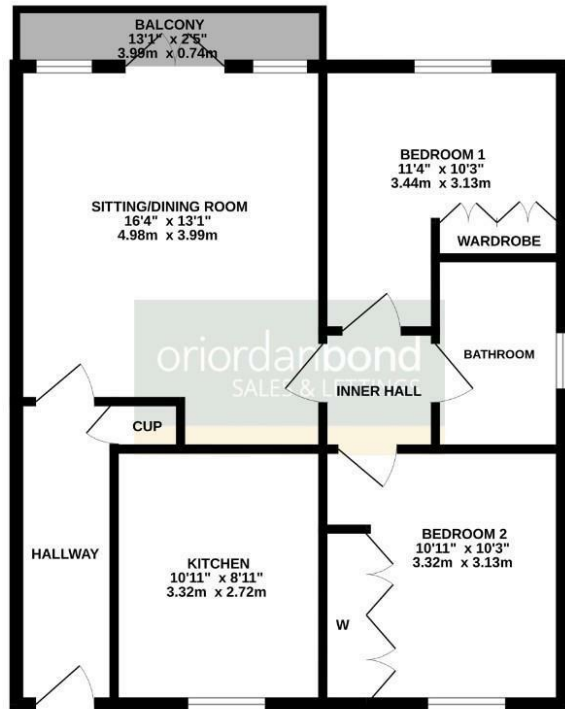
# Abington Court, Wellingborough Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Abington Court, Wellingborough Road

Abington

NN3 3HN

OFFERS OVER £175,000

A spacious and very well presented top floor apartment, situated in this highly sought after location, with direct views across Abington Park. The property is offered to the market with the added benefit of a share of the freehold and no onward chain.

Accommodation comprises secure communal entry, entrance hall, sitting/dining room with balcony overlooking Abington Park, kitchen, two double bedrooms and a high quality re-fitted shower room. Outside is off road parking and a garage. Further benefits include gas radiator heating, uPVC double glazing and a lift. (B/636/balc)

Leasehold Information: Lease Remaining - 87 years (as of 2024) /  
Ground Rent - N/A / Service Charge - £235.76 pcm

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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