



**Connells**

Albion Court Albion Place  
Northampton



### Property Description

Constructed by Messrs McCarthy and Stone, Albion Court contains 58 retirement apartments split over five floors which can be accessed via a lift. The apartments have their own development manager who can be contacted in case of an emergency. For periods when the Development manager is off duty, there is a 24 hour emergency Appello call system. Further benefits include the communal laundry and guest suite, video door entry system and the residents lounge and communal gardens.

### Entrance Hall

Enter via wooden fire door. Access to loft space. Electric radiator. Storage cupboard with hot water tank.

### Lounge / Diner

17' 5" max x 11' max ( 5.31m max x 3.35m max )

Double glazed window to the side aspect. Wall mounted electric radiator. Television point. BT point.

### Kitchen

5' 8" x 9' ( 1.73m x 2.74m )

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Integrated oven. Under counter fridge and freezer. Double glazed window to the rear aspect.

### Bedroom One

8' 7" max x 22' 5" max ( 2.62m max x 6.83m max )

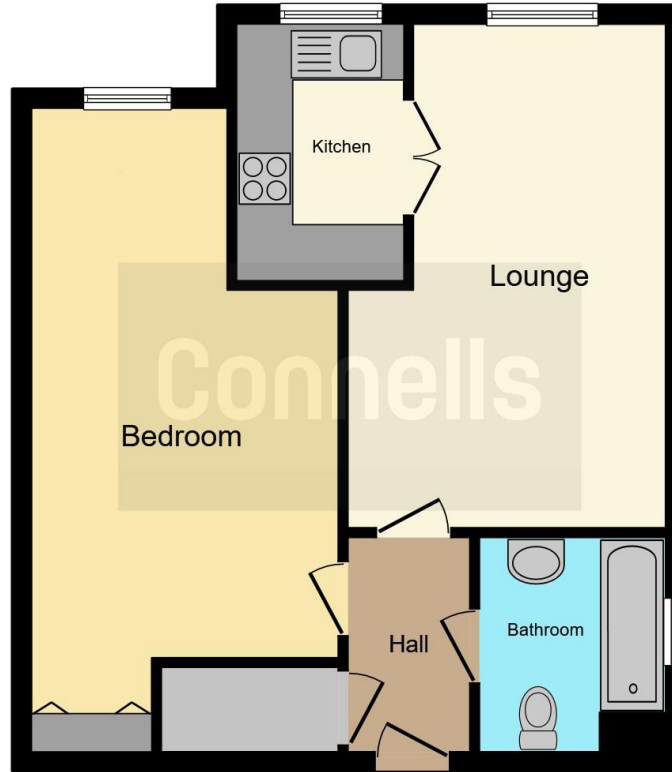
Double glazed window to the rear aspect. Electric radiator. Built in wardrobes.











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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT412774](http://connells.co.uk/Property/NHT412774)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT412774 - 0007