



**Connells**

Albion Court Albion Place  
Northampton



### Property Description

Albion Court is an exclusive development that comprises 58 properties arranged over 5 floors, each served by a lift. The Development Manager can be contacted from various points within each property in case of an emergency. For periods when the Development Manager is off-duty, there is a 24-hour emergency Appello response system.

The property comprises an entrance hall, lounge, kitchen, one bedroom, and a bathroom. It is a condition of purchase that residents be over the age of 55 years. The apartment is designed to provide maximum comfort, style, and convenience, making it the perfect place to retire.

The residents' lounge offers a comfortable and social environment where you can relax and enjoy the company of other residents. The communal laundry and lift to all floors make daily tasks effortless. The property features a video door entry system, a 24-hour Appello Careline system, and a minimum age requirement of 55, ensuring your safety and security.

The development offers a guest suite, perfect for when your loved ones come to visit. The Development Manager, communal gardens, and the communal laundry are available to make your life easier, allowing you to enjoy your retirement to the fullest.

The apartment is located in a prime location, and transport links are excellent, making it easy to get around and explore the local area.



## Entrance Hall

Storage cupboard. Fuse board. Boiler.

## Lounge

10' 7" x 19' 9" ( 3.23m x 6.02m )

Double glazed window to the rear aspect. Wall mounted electric radiator. Television and TV points.

## Kitchen

6' 5" x 7' 7" ( 1.96m x 2.31m )

Wall and base units. Worksurfaces. Sink and drainer unit. Space for undercounter fridge. Gas hob. Integrated oven. Double glazed window to the rear aspect.

## Bedroom One

9' 2" max x 19' 5" ( 2.79m max x 5.92m )

Double glazed window to the rear aspect. Wall mounted electric radiator.

## Bathroom

Shower cubicle with electric shower, wash hand basin and low level WC.

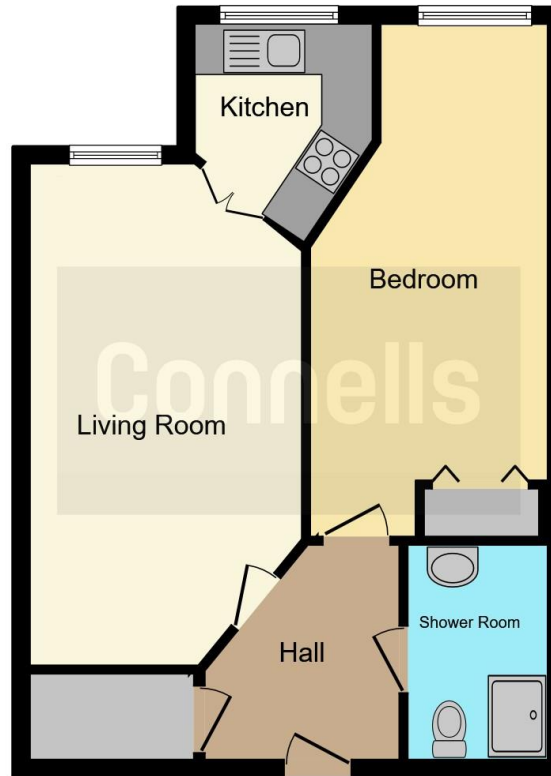
## Parking

Communal parking.









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

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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