



Connells

Albion Court Albion Place
Northampton



Property Description

Connells are pleased to share details about a wonderful opportunity to live in a beautiful one-bedroom first floor retirement apartment at Albion Court, located in the heart of the Cultural Quarter.

The development, constructed by McCarthy and Stone, consists of 58 properties spread over five floors, all accessible via a lift. The on-site Development Manager is available for assistance and can be contacted from various points within the property in case of an emergency. For added peace of mind, a 24-hour emergency Appello call system is in place during off-duty hours.

Residents must be over the age of 55 years to purchase a property at Albion Court.

If you or someone you know is interested in learning more about this lovely apartment or would like to schedule a viewing, please do not hesitate to contact our team..

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



Entrance Hall

Enter via wooden fire door to the front aspect. Storage cupboard. Intercom.

Lounge

20' 3" x 10' 10" (6.17m x 3.30m)

Double glazed door to the rear aspect leading to Juliet balcony. Electric fireplace. Wall mounted electric radiator.

Kitchen

6' 10" max x 7' 7" max (2.08m max x 2.31m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods. Integrated oven. Double glazed window to the rear aspect.

Bedroom One

15' 8" max x 9' 1" max (4.78m max x 2.77m max)

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

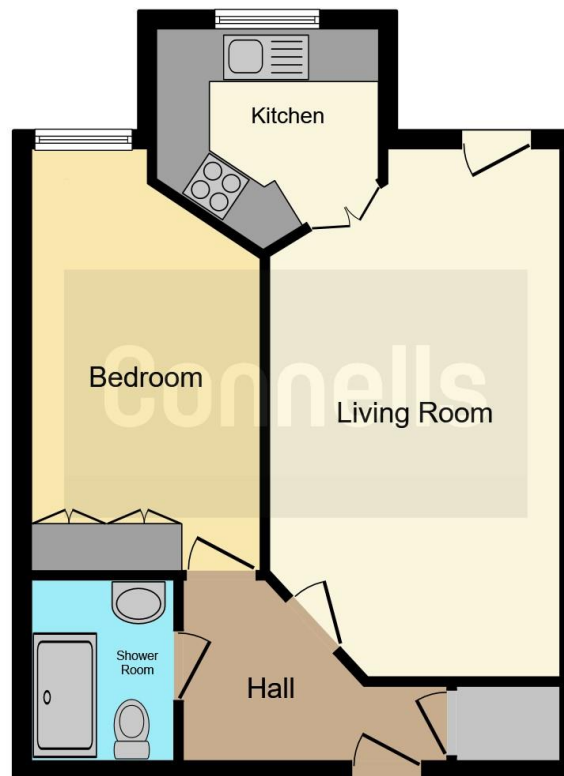
Bathroom

Shower cubicle, vanity wash hand basin and low level WC









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

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT413883

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT413883 - 0002