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The Drive, Abington  
Northampton  
Northamptonshire, NN1 4RY

£175,000 Apartment



Department: Sales

Tenure: Share of Freehold





## Property Summary

Offered to the market is this charming one bedroom period apartment on a sought-after road in Abington.

## Features & Utilities

- ✓ One Bedroom Flat
- ✓ 25% Share of the Freehold
- ✓ Garden (Private Rear)
- ✓ Character Features
- ✓ Popular Location
- ✓ No Charges

## Property Overview

Offered to the market is this charming one bedroom period apartment on a sought-after road in Abington. Brimming with character features, high ceilings and dual aspect sash windows, the property includes a spacious living room, kitchen, large double bedroom, bathroom with separate WC, and a private rear garden that can also be utilised as off road parking. Further benefits include a share of the freehold, a long lease and no service charge or ground rent applicable. EPC Rating: D. Council Tax Band: A.

### ENTRANCE HALL

Accessed via a communal entrance hall with stairs rising to the first floor. Private door into the flat with further stairs leading to the inner hallway.

### INNER HALLWAY

Provides access to all rooms. Features original built in storage cupboards. Stained glass ceiling light. Cupboard housing the boiler.

### KITCHEN 2.13m x 4.57m (7' x 15')

Double glazed window to side aspect. Fitted with a range of base and wall mounted units. Oven with extractor over. Space for white goods. Radiator. Stripped floorboards. Doors to:

### BATHROOM 2.60m x 2.21m (8'6" x 7'3")

Double glazed window to side elevation. Radiator. Corner bath. Separate shower cubicle. Wash hand basin.

### WC

Obscured double glazed window to side elevation. Low level WC.

### LOUNGE 5.23m x 4.66m (17'2" x 15'3")

Dual aspect with double glazed windows to side and rear elevations. Radiator. Feature fireplace.

### BEDROOM 3.12m x 5.26m (10'3" x 17'3")

Spacious double with sash windows to front and side elevations. Radiator. Feature fireplace.

### OUTSIDE

#### REAR GARDEN

Private rear garden accessed via a communal path through two neighbouring gardens. Previously used as off road parking and could be reinstated as such.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## LEASEHOLD INFORMATION

We have been advised of the following: -

25% Share Of Freehold

Service Charge/Ground Rent - N/A

Shared Insurance Costs: £180 pa (approximately)

Length of Lease: 900+ years.

This information would need to be verified by your chosen legal representative.

## MATERIAL INFORMATION

Type - Apartment

Age/Era - Ask Agent

Tenure - Share of Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band A

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating, Electric Heating

Parking - Parking

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, Has flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

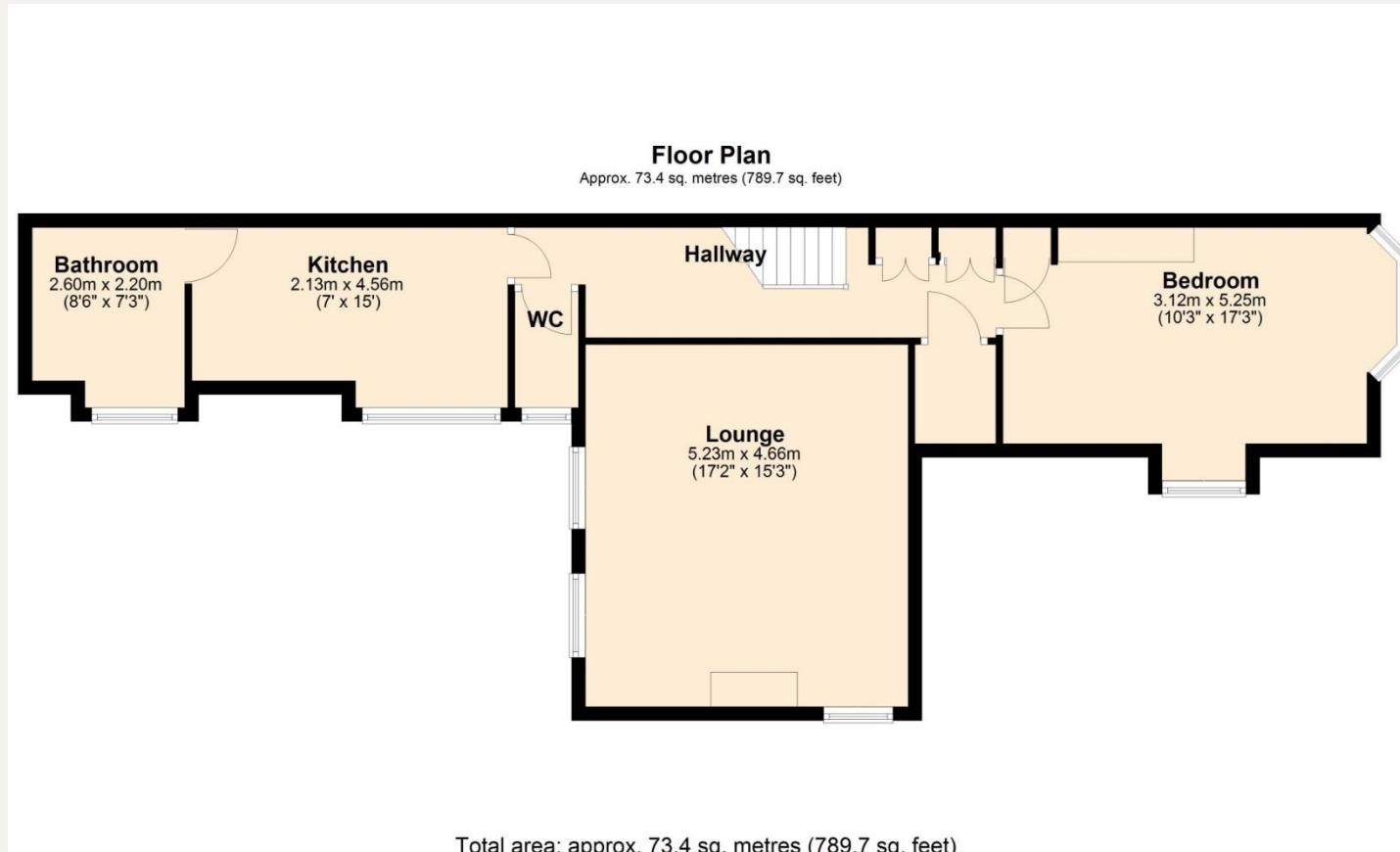
Obligations - No restrictions, Private right of way, public right of way

Rights and Easements - Ask Agent

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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