

ALBION PLACE, NORTHAMPTON, NN1

Offers over £60,000 | 1 Bed Flat

BELVOIR!



Belvoir! present this well maintained and spacious one bedroom second floor apartment in the highly popular over 55's development of Albion Court. Situated in the Cultural Quarter area of Northampton town centre, a short walk from numerous local amenities, shops and restaurants. The accommodation comprises in brief; communal entrance hall via a telecom entry system, private entrance hall, bathroom, spacious lounge/diner, kitchen, well proportioned bedroom with built in wardrobes and a bathroom. Further benefits include a lift to all floors, communal laundry room with washer/dryers and ironing facilities. Outside there is a communal garden and parking.

This is a leasehold property. The vendor advises the remaining lease is around 98 years, and total annual charges including ground rent are around £3,575

COUNCIL TAX BAND: C

- No chain
- Lift to all floors
- Spacious lounge
- Close to numerous local amenities
- Warden controlled development
- Residents' Lounge and Gardens
- Lease - 125 years from November 1997
- Service Charge Approx £3,275

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

DRAFT DETAILS

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

BUYING TO LET?

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract. If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Albion Court, NN1

Floor Plan
Approximate Floor Area
455 sq. ft.
(42.27sq. m)

Approx. Gross Internal Floor Area 455 sq. ft / 42.27 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

