



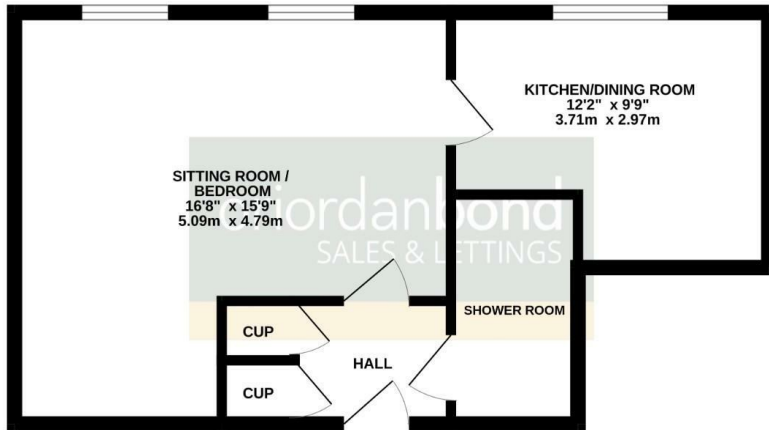
**Billing Road**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, no liability is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metrepro 02024

## Billing Road

Abington

NN1 5RX

PRICE £79,995

O'Riordan Bond is delighted to offer for sale this very reasonably priced ground floor studio apartment within the ever popular Old School House development. Located within the original part of this beautiful building, the site offers independent living within a social community of residents over the age of 55. There are communal facilities including gardens and social spaces.

Accommodation comprises entrance hall with an airing cupboard and further storage cupboard, re-fitted shower room with large shower, a kitchen/breakfast room and an open plan living/bedroom space with a large southerly facing picture window letting in plenty of natural light. Benefits include gas radiator heating, an on-site house manager and 24 hour call-care if required, private parking and offered with no onward chain. (B/410/-)

Leasehold Information: Lease Remaining - 93 years (as of 2024) / Service Charge - £TBC / Leasehold (Share of the Freehold)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington Sales

01604 639007

abington@oriordanbond.co.uk

