

# BELVOIR!

Property is personal



**£90,000**

**Abington Avenue**

Northampton, NN1 4NY

## PROPERTY SUMMARY

Belvoir Estate Agents are delighted to offer for sale this one bedroom first floor flat that would make an ideal buy to let investment or first time buy. The property is located close to numerous local amenities to include shops, bars, restaurants and The Racecourse park. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, bedroom and shower room. The property further benefits from electric heating, upvc double glazing and no above chain.

The seller has advised that there is approximately 103 years remaining on the lease and the current service charge with ground rent is £2440 per year.

1



1



1

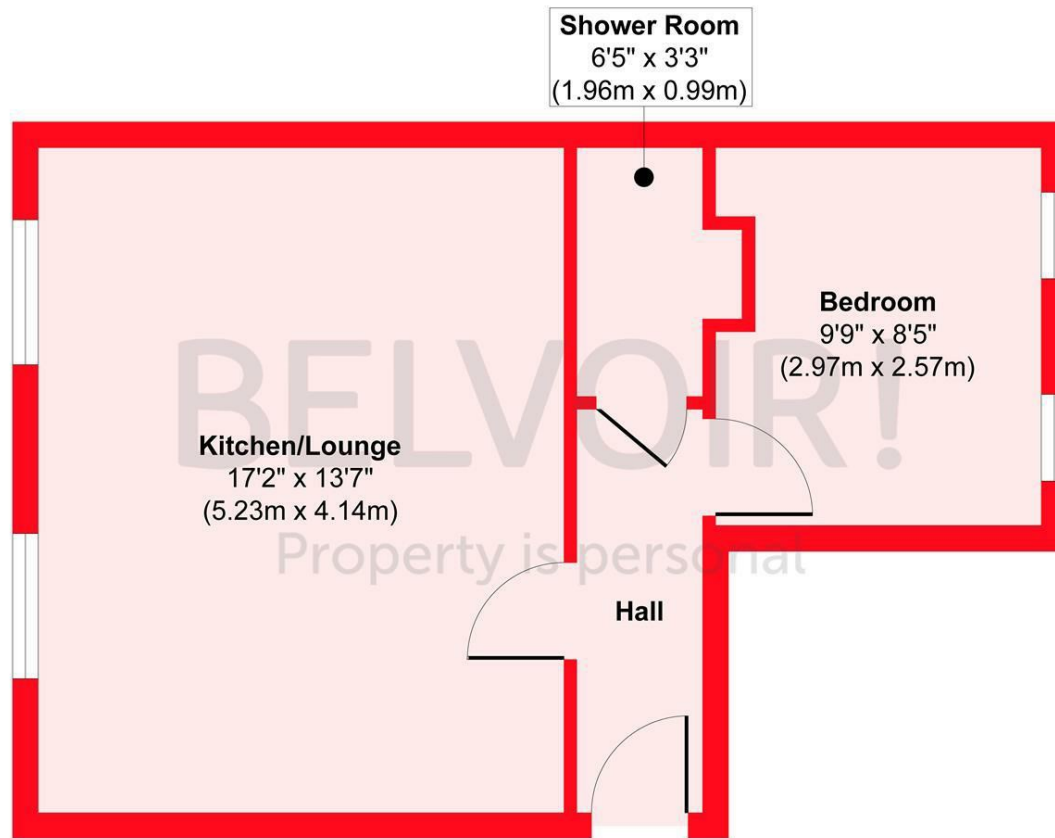








Abington Avenue, NN1



Flat 1

Approx. Gross Internal Floor Area 380 sq. ft / 35.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

#### LOCAL AUTHORITY

Northampton

#### TENURE

Leasehold

#### COUNCIL TAX BAND

A

#### VIEWINGS

By prior appointment only

| 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 |         |                         |
|                                             | 78      | 81                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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