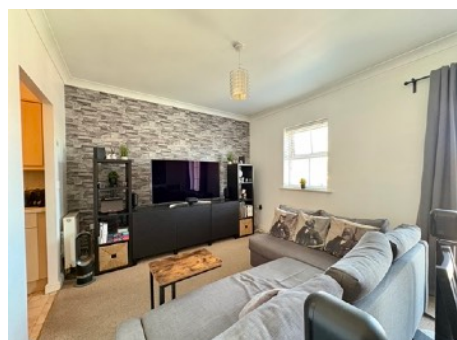




Good Choice are proud to offer for sale this well presented, top floor apartment, situated in the popular area of Abington near to town centre and Northampton General Hospital.

Accommodation includes secure entry, entrance hall, lounge diner, kitchen, bathroom and two bedrooms. Other benefits include double glazing and gas radiator heating. (B/54m2/-)

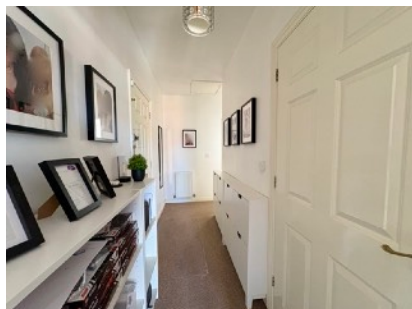
Key Features:

- TOP FLOOR APARTMENT (2nd Floor)
- TWO BEDROOMS
- LOUNGE DINER
- KITCHEN
- BATHROOM
- SECURE TELEPHONE ENTRY
- DOUBLE GLAZING & GAS RADIATOR HEATING
- COUNCIL TAX BAND B
- NEAR TO TOWN CENTRE & NORTHAMPTON GENERAL HOSPITAL
- NEAR TO LOCAL AMENITIES

Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



Entrance Hall

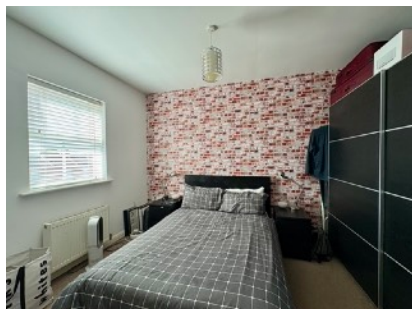
Secure telephone entry system, carpet, radiator, airing cupboard and doors to:

Bedroom 1 2.96m x 3.9m (9'9" x 12'10")

Carpet, radiator and double glazed window to the rear.

Bedroom 2 2.44m x 1.96m (8' x 6'5")

Carpet, radiator and double glazed window to the rear.



Bathroom 2.01m x 2.2m (6'7" x 7'3")

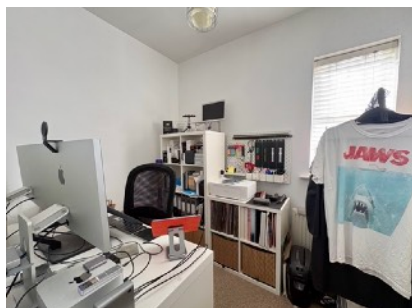
Vinyl flooring, WC, pedestal wash basin, bath with shower over, tiling to water sensitive areas, radiator and extractor.

Lounge Diner 5.5m x 3.4m (18'1" x 11'2")

Carpet, radiators x3, double glazed window and double glazed French doors to the rear (with Juliette balcony) and opening to the kitchen.

Kitchen 2.2m x 2.2m (7'3" x 7'3")

Vinyl flooring, base and wall units, worktop, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor, space for a washing machine and fridge freezer, tiling to water sensitive areas and boiler cupboard.



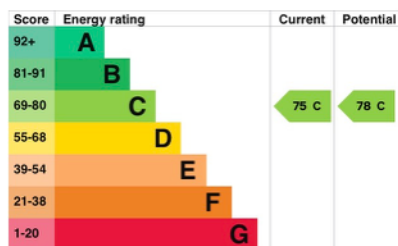
Parking

On road (permits obtained via the council)

Lease term approx 78 years

Ground Rent approx £205.44 per annum

Service Charges approx £1625.78 per annum



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.