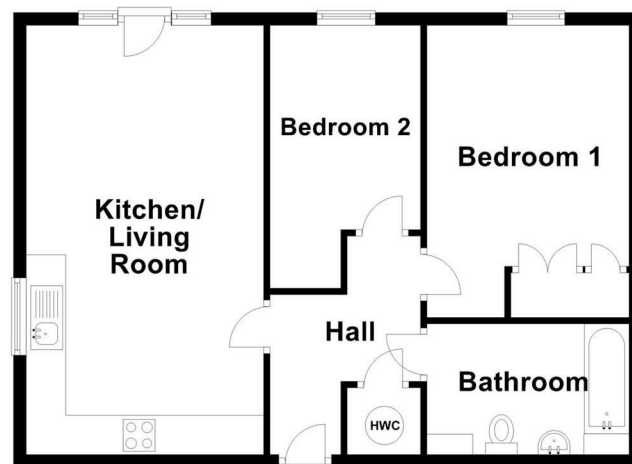




Flat 3, Pavilion Court Stimpson Avenue, Northampton, NN1 4ND



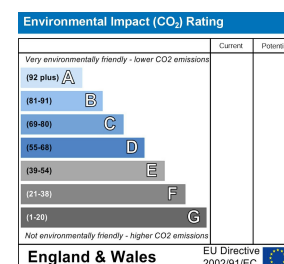
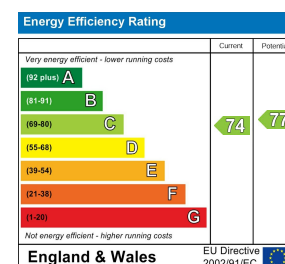
Not to scale. For illustrative purposes only



Asking Price £155,000 Leasehold

This spacious two bedroom ground floor garden flat forms part of a modern four storey purpose built block located in the heart of Abington and offered with vacant possession. The interior extends to approximately 650 square feet including a 22 foot long living room/kitchen with direct access to the communal garden and car park. Externally there are two private allocated parking spaces and this property would ideally suit a first time buyer or rental investor.

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ACCOMMODATION

COMMUNAL AREAS

There is a communal entrance hall with storage areas, communal bin store, private allocated car parking spaces and communal garden.

ENTRANCE HALL

8'5 x 7'7

Approached from the communal reception area the hall has a secure entry phone, laminated flooring, electric night storage radiators and houses the airing cupboard with the Gledhill mains pressure hot water cylinder. Doors lead to:-

LIVING ROOM/KITCHEN

22'9 x 12'3

A fine open plan space with window to the side elevation and kitchen area comprising floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. The built in appliances comprise the Beko low level oven with four place ceramic hob beneath a stainless steel cooker hood. Integrated appliances include the built in fridge and freezer, the Electrolux automatic dishwasher and the integrated Indesit washer dryer.



LIVING AREA

The sitting area has electric night storage radiator, media points and windows and glazed door opening directly to the communal garden.



BEDROOM ONE

15'0 x 10'4

A spacious double room with a two casement PVCU window to the rear elevation, fitted shelving and a built in wardrobe with shelving and hanging space. Creda wall heater.



BEDROOM TWO

13'5 x 7'9

Also with a Creda wall heater and window to the rear elevation there is a wardrobe recess.



BATHROOM

10'4 x 6'9

Comprising a white suite of paneled bath with mixer tap/integrated shower over and glazed screen. There is a pedestal wash basin and WC, a vertical heated towel rail and there are ceramic tiled splash areas as well as a fitted wall mirror and shaver socket.



TERMS OF THE LEASE

The property is offered on a 125 year lease commencing the 1st January 2007 and therefore with 106 years remaining. The current service charges are £1,361 per annum with a ground rent of £155 per annum.

INVESTMENT POTENTIAL

The property was formally let and managed by Greener Rentals and Property Management Limited until February 2026 at a rent passing of £13,200 per annum (£1,100 per calendar month).

SERVICES

Main drainage, water and electricity are connected. Space heating is through a combination of convector heaters and electric night storage radiators. Domestic hot water is from a Gledhill mains pressure unvented hot water cylinder.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and primary schooling is available. Motorway access is via Rushmere Road to Junction 15.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road heading towards Abington and at the traffic light junction with St Andrews Road continue straight on. Take the next turning left into Stimpson Avenue and at the junction with Adnitt Road continue straight on. Pavilion Court stands immediately on the right hand side. Turn into Pavilion Court and the parking spaces for number 3 are on the left hand side.

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For further information on viewing call 01604 230222