Flat 1 77 Ethel Street
Abington
NORTHAMPTON
NN1 5ER

£90,000

- DUPLEX MAISONETTE
- GATED COURTYARD
- ELECTRIC HEATING
- ENERGY EFFICIENCY RATING: D
- DOUBLE BEDROOM
- CLOSE TO NORTHAMPTON HOSPITAL
- OFFERED WITH VACANT POSSESSION
- COUNCIL TAX BAND: A

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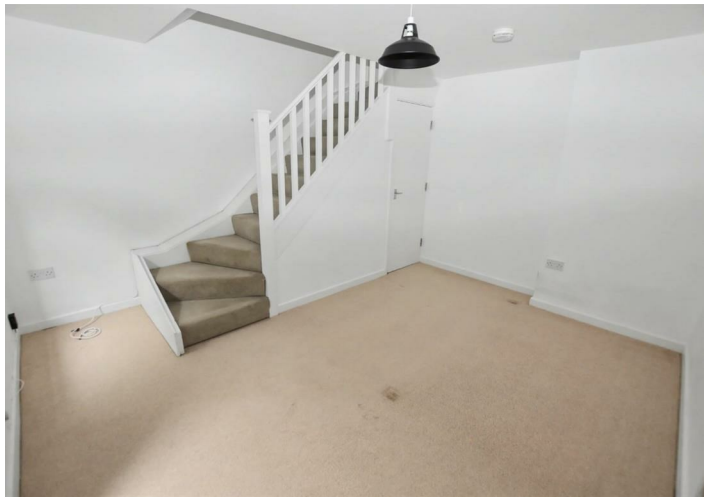
An ideal first time purchase or buy-to-let investment, this one bedroom, converted duplex maisonette, situated just off the vibrant Wellingborough Road, within easy walking distance to the Northampton Town Centre and General Hospital. Located in a secure courtyard, the apartment offers open plan living with a lounge/diner and separate kitchen area, a bedroom and shower room. Externally there is a shared decked terrace and the property is offered with immediate vacant possession and no onward chain.

Open plan/living kitchen
16'4" x 12'4" (4.98 x 3.78)
Entered via double glazed door, kitchen area fitted with a range of wall and base units with roll edge work surfaces, fitted appliances including an electric oven, hob and stainless steel extractor hood over, plumbing for a washing machine, space for a fridge/freezer, stainless steel sink drainer with a mixer tap over, tiling to the splash back areas, and a lounge/diner with space for a sofa and table/chairs, wall mounted electric panel heater, stairs to the basement bedroom, door to the shower room

Shower room
Fitted with a corner shower cubicle, pedestal wash basin, low level w.c, heated towel rail, tiled splash back areas, double glazed window to the front elevation, spotlighting, extractor fan.

Bedroom
13'3" x 12'3" (4.04 x 3.75)
Double glazed window and door to front aspect and terrace, television point, under stairs storage cupboard, wall mounted electric panel heater.

Agency Notes
Leasehold Property
114 years remaining on the lease
Ground rent £160 per annum
Service charge £598.30 per annum
Building Insurance £259.21
Local Authority: West Northants Council
Council Tax Band: A
EPC Rating: D



BASEMENT
152 sq.ft. (14.1 sq.m.) approx.

GROUND FLOOR
201 sq.ft. (18.7 sq.m.) approx.

TOTAL FLOOR AREA : 353 sq.ft. (32.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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 operability or efficiency can be given.
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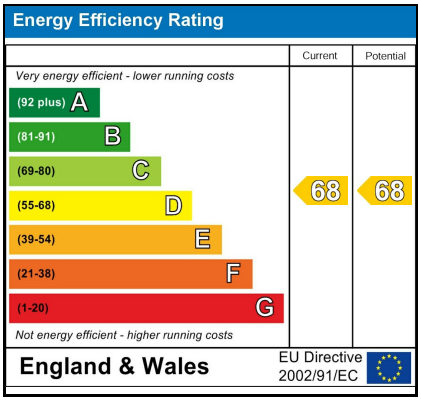

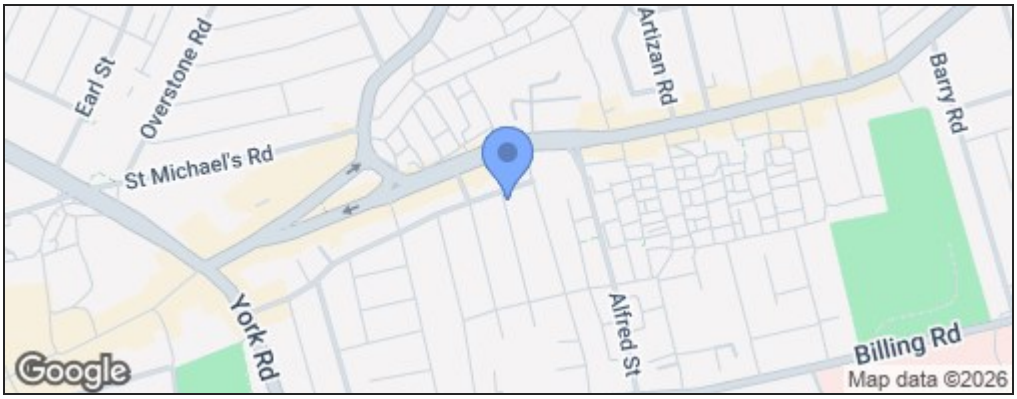

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