

**Flat 2 77 Ethel Street  
Abington  
NORTHAMPTON  
NN1 5ER  
£100,000**



- **VACANT POSSESSION**
- **COMMUNAL COURTYARD**
- **PRIVATE ENTRANCE**
- **STORAGE HEATING**

- **ONE DOUBLE BEDROOM**
- **DUPLEX MAISONETTE**
- **CLOSE TO HOSPITAL**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A one bedroom duplex maisonette situated just off the Wellingborough Road, close to all amenities and with easy access to Northampton Town Centre. The accommodation comprises in brief; lounge / Diner, kitchen, bedroom, shower room and externally there is a courtyard garden. Offered with no upper chain.

### **Kitchen**

8'7" x 7'3" (2.64 x 2.21)

Entered via a double glazed door, fitted with a range of wall and base units with roll edge work surfaces, fitted appliances to include Fridge, Washing machine, oven hob and extractor over, stainless steel sink with drainer and mixer tap over, complimentary tiling.

### **Shower Room**

Frosted double glazed window to front aspect, shower enclose, low level w.c, pedestal wash hand basin, heated towel rail and complimentary tiling.

### **Lounge**

13'5" x 12'11" (4.10 x 3.96)

Double glazed window to front aspect, wall mounted heater, and stairs to double bedroom.

### **Bedroom**

15'1" x 12'2" (4.61 x 3.73)

Double glazed window to front aspect, door to terrace area, and under stairs cupboard.

### **Agency Notes**

Local Authority: West Northamptonshire Council

Council Tax Band - A

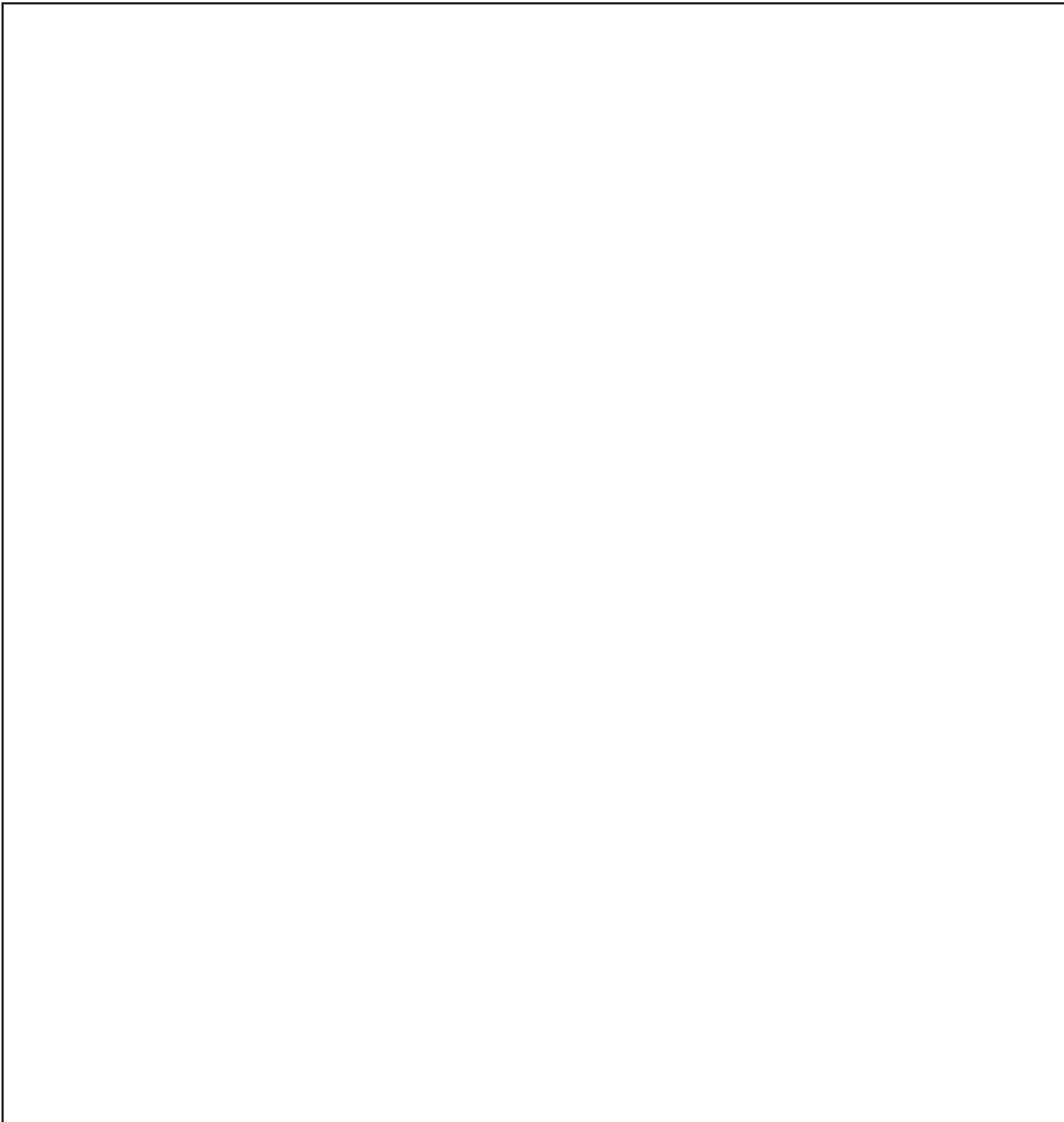
Lease 114 years

Ground Rent: £160.00 per annum

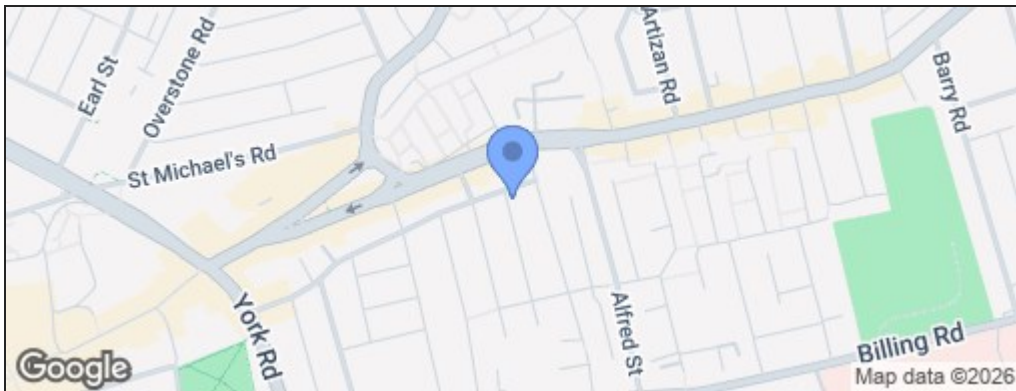
Service Charge £598.30 per annum

Building Insurance £259.21





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.