

# 11 Abingdon, £409,950\*

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

SF

2



2



EPC - C



## 2 bedroom second floor apartment

A beautifully spacious, dual-aspect first-floor apartment with its own private balcony, located within Richmond Villages Northampton. The apartment features a welcoming entrance hall leading to a generous living/dining room filled with natural light, alongside a contemporary, fully fitted kitchen. There are two well-sized double bedrooms, including a principal bedroom with a modern en-suite. A separate shower room provides added practicality and comfort.



### Specification

- A bright and inviting living room with French doors leading to a private balcony with views over the manicured gardens. Feature fireplace.
- Modern fitted kitchen with range of wall and base units and integrated appliances including fridge/freezer, washer/dryer, dishwasher and oven and hob.
- Master bedroom with west-facing aspect, overlooking beautifully maintained gardens.
- Second bedroom with built in wardrobes.
- En-suite bathroom with shower-over bath and fully fitted suite.
- A stylish shower room with a walk-in shower, WC, and vanity-unit washbasin, complete with wall mirror and heated towel rail.
- Entrance hall with storage cupboards and airing cupboard.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.



\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. **Other fees and charges apply**, please contact the Village Advisers for further details. Properties are sold on a 125-year lease, with 105 years remaining.

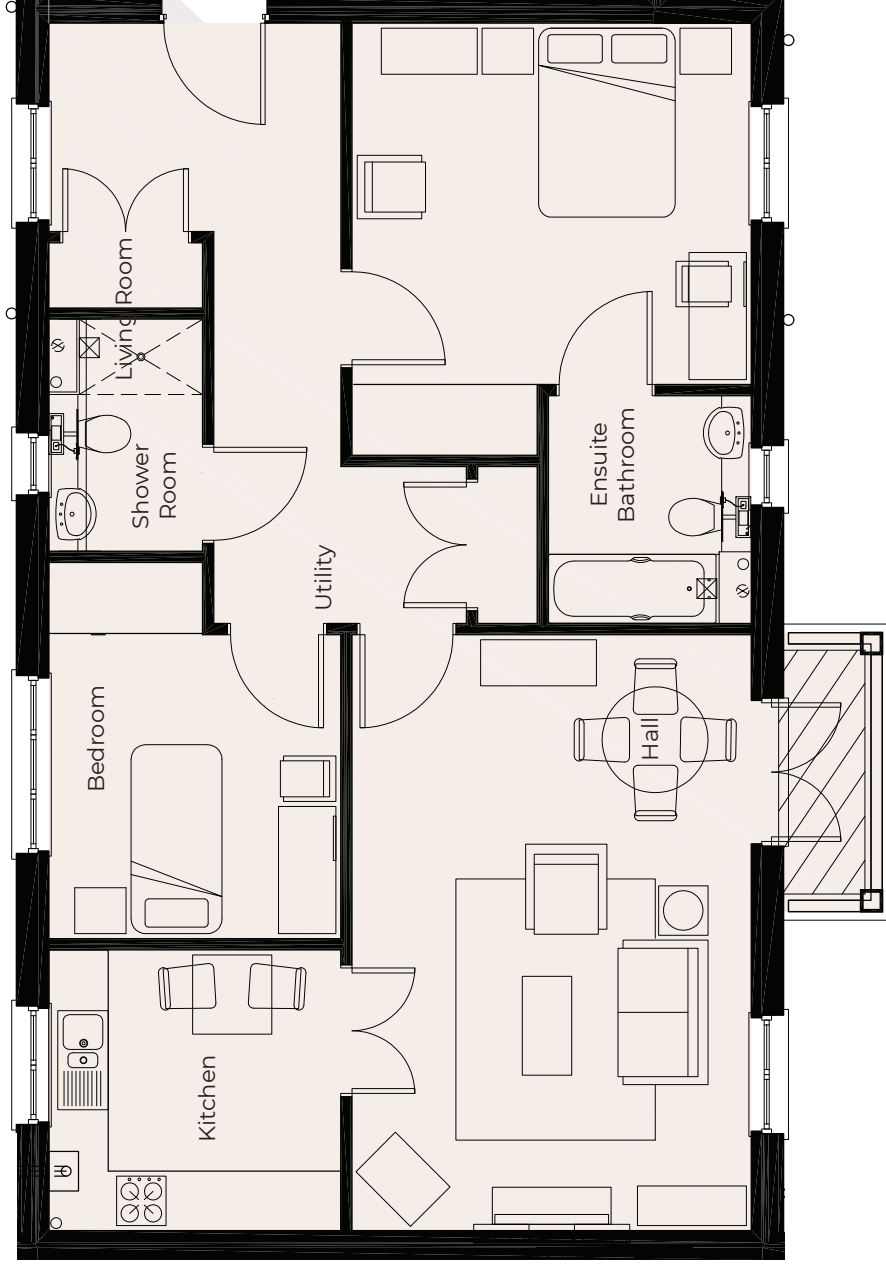
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Richmond Villages Northampton,  
Bridge Meadow Way, Grange Park, Northampton NN4 5EB

# 11 Abingdon

## Ground Floor



<b>Kitchen</b>	2950mm x 2836mm 9'8" x 9'4"
<b>Living Room</b>	6020mm x 4035mm 19'9" x 13'3"
<b>Main Bedroom</b>	4034mm x 3650mm 13'3" x 12'
<b>Ensuite Bathroom</b>	2300mm x 2050mm 7'7" x 6'9"
<b>Second Bedroom</b>	3083mm x 2950mm 10'1" x 9'8"
<b>Shower Room</b>	2345mm x 1553mm 7'8" x 5'1"

These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skimming height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

