

**3A Adams Avenue
Abington
NORTHAMPTON
NN1 4LQ**

£900 Per Month



- **AVAILABLE NOW**
- **ONE BEDROOM**
- **RADIATOR HEATING**
- **ALLOCATED SECURE PARKING**
- **COUNCIL TAX BAND: B**

- **DUPLEX APARTMENT**
- **KITCHEN WITH APPLIANCES**
- **DOUBLE GLAZING**
- **CLOSE TO SHOPS AND RESTAURANTS**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A one bedroom duplex apartment with allocated secure parking. Located just off the Wellingborough Road, the property offers walking distance to many shops and restaurants. Having been fully refurbished over recent years, the home offers a kitchen/breakfast room with appliances, a separate lounge, shower room and large bedroom. Heating is via radiators and windows are uPVC double glazed. ****Unfurnished, sorry no pets****

Ground Floor

Entrance Hall

Enter through hardwood partly glazed door, stairs rising to first floor landing.

First Floor

Landing

Radiator, cupboard, frosted window to side elevation, stairs rising to second floor.

Lounge

13'2" x 11'2" max (4.03 x 3.41 max)

Radiator, cupboard with shelving, bay window to front elevation.

Kitchen/Breakfast Room

14'9" x 8'6" (4.5 x 2.6)

Fitted with base and wall mounted cupboards, roll top work surface space, one and a half bowl stainless steel sink unit, built in single electric oven, inset electric hob with extractor fan over, fitted washing machine and tumble dryer, laminate flooring, radiator, two windows overlooking the rear courtyard.

Shower Room

Three piece suite of shower cubicle, wash hand basin with vanity cupboard under and mirror above, tiling to splash areas, close-coupled WC, mirrored vanity unit, heated chrome towel rail, extractor fan.

Second Floor

Landing

Wardrobe with shelving, frosted window to side elevation.

Bedroom

20'9" x 11'2" max (6.35 x 3.41 max)

Good sized bedroom with radiator, four Velux windows, plinth for TV, under eaves storage cupboard.

Externally

Front

The property has a small paved front garden enclosed by a medium height wall with gate.

Parking

The property has an allocated parking space which is accessed via electric gates.

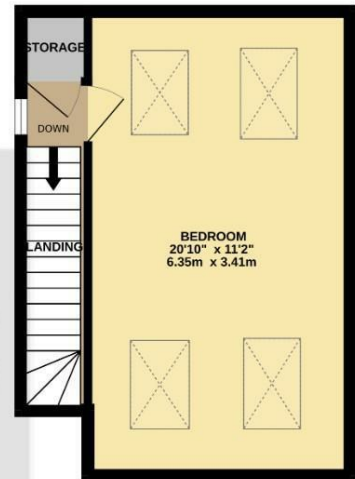
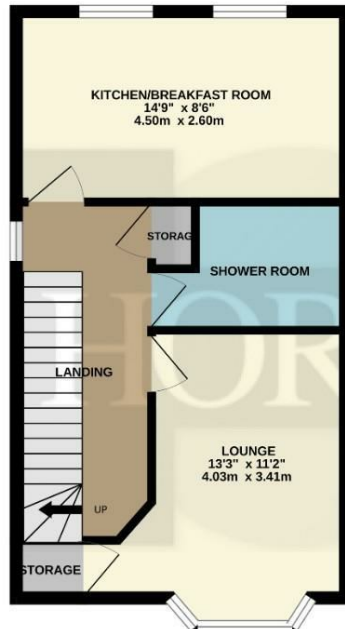
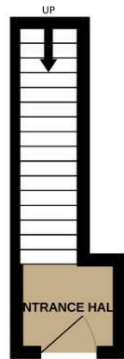
Agents Notes

Council Tax Band: B

GROUND FLOOR

1ST FLOOR

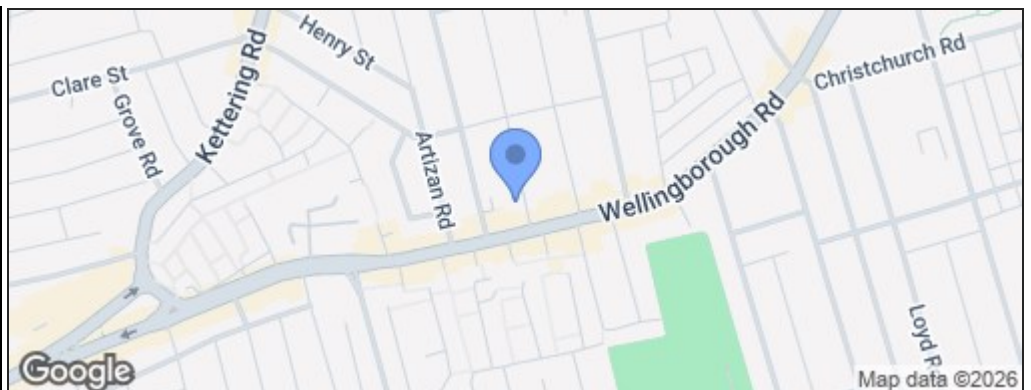
2ND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.