

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



**£900 Per Month**



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

- **DUPLEX APARTMENT**
- **KITCHEN WITH APPLIANCES**
- **DOUBLE GALAZING**
- **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](http://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 eves 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

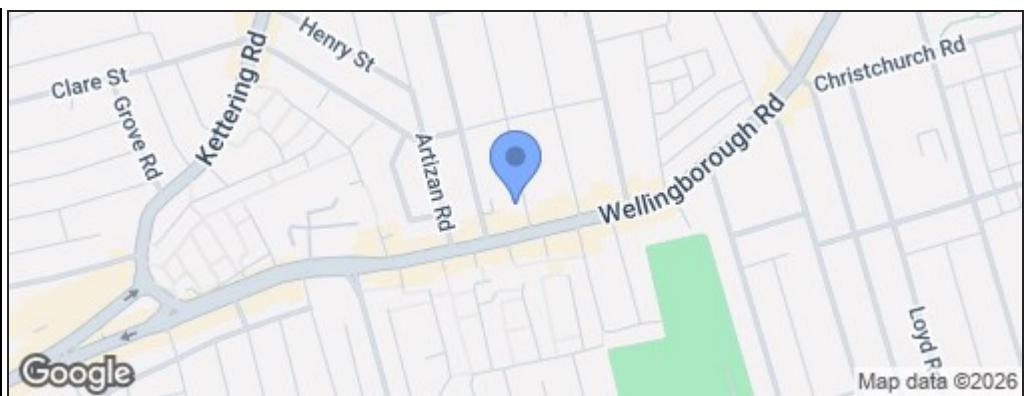
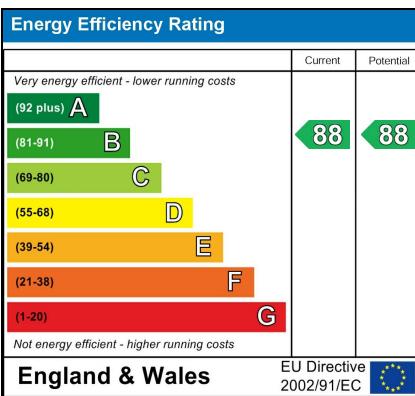
GROUND FLOOR

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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