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Albion Place  
Northampton  
Northamptonshire, NN1 1UG  
**£59,995** Apartment



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton  
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A SECOND FLOOR FLAT IN THE HEART OF THE TOWN'S CULTURAL QUARTER.

JACKSON GRUNDY ARE PLEASED TO OFFER FOR SALE THIS ONE BEDROOM APARTMENT IN THE HEART OF NORTHAMPTON. THERE IS A 24-HOUR EMERGENCY APPELLO CALL SYSTEM FOR WHEN THE DEVELOPMENT MANAGER IS OFF DUTY. RESIDENTS MUST BE AT LEAST 55 YEARS OF AGE MAKING IT A PERFECT PLACE TO RETIRE.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM
- BATHROOM

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#### OUTSIDE

- COMMUNAL PERMIT PARKING
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## THE PROPERTY

A SECOND FLOOR FLAT IN THE HEART OF THE TOWN'S CULTURAL QUARTER.

JACKSON GRUNDY are pleased to offer for sale this one bedroom apartment in the heart of Northampton. There is a 24-hour emergency Appello call system for when the Development Manager is off duty. Residents must be at least 55 years of age making it a perfect place to retire. This property can also be purchased as a Buy to Let Investment. Further benefits include a communal laundry room and residents' lounge. There is also a beautiful, landscaped garden for residents to enjoy and a further guest suite which can be booked for visiting friends and family.

The property in brief comprises video call entrance, entrance hallway with loft access, lounge/diner, separate kitchen, one double bedroom with mirrored wardrobes and a bathroom, landscaped gardens and permit controlled car park for residents and visitors. This property is offered to the market with NO ONWARD CHAIN.

### LEASEHOLD INFORMATION

Start Date & Length of Lease: 125 years from 1998

Annual Ground Rent £553.20 PA

Annual Service Charge £3,275 PA

Service charge review period month of March

EPC Rating: TBC. Council Tax Band: C.









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## MATERIAL INFORMATION

Type	Apartment
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	Parking, Permit Required, Communal
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

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## LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UKs largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

