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St. Edmunds Road, Abington
Northampton, NN1 5EA
£149,995 Flat

2 1 1



Department: Sales

Tenure: Leasehold



JACKSON GRUNDY ARE DELIGHTED TO OFFER FOR SALE THIS RECENTLY RENOVATED TWO BEDROOM APARTMENT LOCATED ON ST EDMUND'S ROAD, NN1 5EA, WITHIN CLOSE PROXIMITY TO NORTHAMPTON TOWN CENTRE, THE HOSPITAL AND MAINLINE TRAIN STATION.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

OUTSIDE

- SECURE PARKING





THE PROPERTY

The accommodation comprises welcoming hallway, spacious living room with ample natural light, a modern refitted kitchen with integrated oven and hob, two bedrooms, and a stylish refitted bathroom with shower over bath.

Further benefits include uPVC double glazing, electric heating, secure entry system and gated private parking with an allocated space for residents.

The property would make an ideal first time purchase, investment opportunity or convenient downsize.

Situated in a popular residential location with excellent access to local amenities, transport links and major road networks, this apartment offers both comfort and practicality.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Rating: C. Council Tax Band: B

LEASEHOLD INFORMATION

We have been advised of the following:

99 Year Lease From 25/03/2004

Ground Rent & Service Charge: £176 pcm

This information would need to be verified by your chosen legal representative.





MATERIAL INFORMATION

Type	Flat
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating, Gas Central Heating, Gas Heating
Parking	Parking, Off-street, Private, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricklers 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

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 marketing 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)

