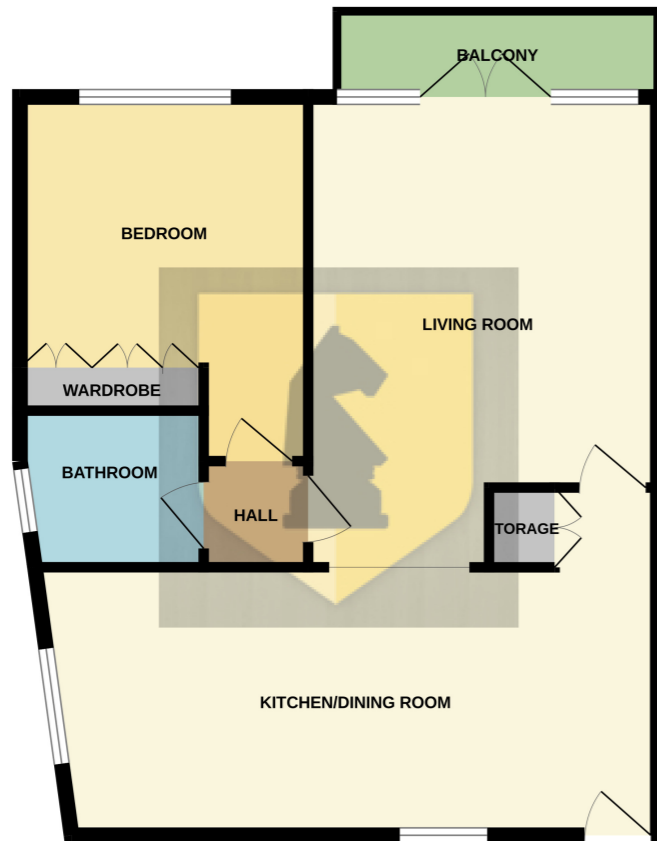


Make the right move!

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**483 4, Abington Court, Wellingborough Road,
Northampton. NN3 3HN.**

£170,000 Share of Freehold

Edward Knight Estate Agents are delighted to offer to the market this large one bedroom apartment overlooking the beautiful Abington Park. This first floor property has been well maintained and improved by the current owners. Close to a wealth of amenities including shops and transport links. In brief the property comprises: Dining hall/kitchen, lounge leading on to a balcony with fabulous views of the park, large bedroom and bathroom. Offered to the market as "share of freehold" and comes with a single garage in a block to the side of the property. This property further benefits from air conditioning units in three rooms. UPVC Double glazing and gas central heating throughout. Internal inspection is highly recommended.

Tel: 01604 632433

www.edwardknight.co.uk

Dining Hall/Kitchen

Entry via a hardwood door. Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Two sink unit with one mixer tap over. Space and plumbing for dishwasher. Space for fridge/freezer. Integrated fridge, freezer and washing machine. Radiator. UPVC double glazed obscured window to the side aspect. Upvc double glazed window to the side aspect. Radiator. Aircon unit. Storage cupboard. Opening into:

Living Room

16' 10" x 13' 2" (5.13m x 4.01m) UPVC double glazed windows to rear aspect. UPVC double glazed French doors leading on to a balcony. Radiator. Aircon unit. Door into:

Inner Hall

Doors into:

Bedroom

14' 8" x 10' 10" (4.47m x 3.30m) UPVC double glazed window to the rear aspect. Radiator. Aircon unit. Built in wardrobes.

Bathroom

Three piece suite comprising: Low flush WC. Vanity unit with sink mounted over. Panelled bath with shower over. Radiator. Fully tiled. UPVC obscured window to the side aspect.

Externally

Garage

16' 9" x 9' 0" (5.11m x 2.74m) Entry via electric door. window to the rear. Power and lighting.

