

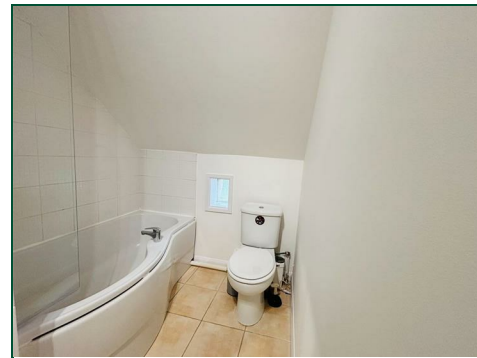


# Abington Avenue

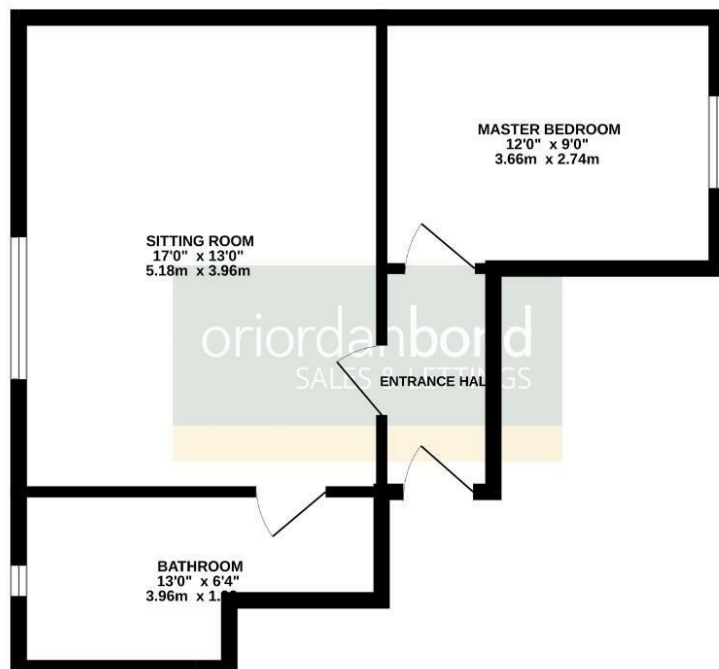
Abington, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.9 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 misstatement. 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.  
Made with Metreplan 12/2025

## Abington Avenue

Abington

NN1 4NY

PRICE £109,995

O'Riordan Bond is delighted to offer for sale this contemporary one double bedroom top floor apartment overlooking The Racecourse. Offered for sale with no onward chain.

The accommodation comprises entrance hall with video intercom (not tested), open plan living space with feature mezzanine floor for storage or display, kitchen with integrated appliances, one double bedroom and a three-piece bathroom suite. Benefits include double glazing and electric heating. (B/429/-)

Leasehold Information: Lease Remaining - 103 years (as of 2025) / Ground Rent - £TBC / Service Charge - £150 per month (includes buildings insurance)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington Sales

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