



Roe Road

Abington, Northampton

oriordanbond
SALES & LETTINGS



Roe Road

Abington
NN1 4PH

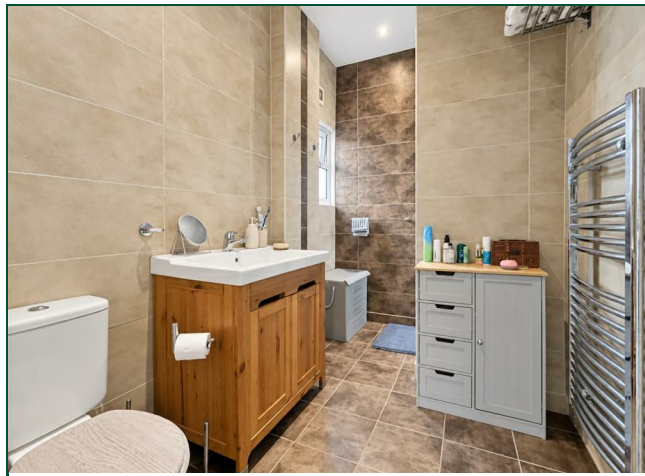
Price
£219,995

O'Riordan Bond is thrilled to offer this highly substantial loft style two double bedroom penthouse apartment within an exclusive development of only four similar apartments. Converted from a former sweet factory, this urban lifestyle duplex apartment offers spacious and contemporary neo-industrial accommodation approaching 1,300 sq. ft. including a spiral staircase leading to an impressive mezzanine living space.

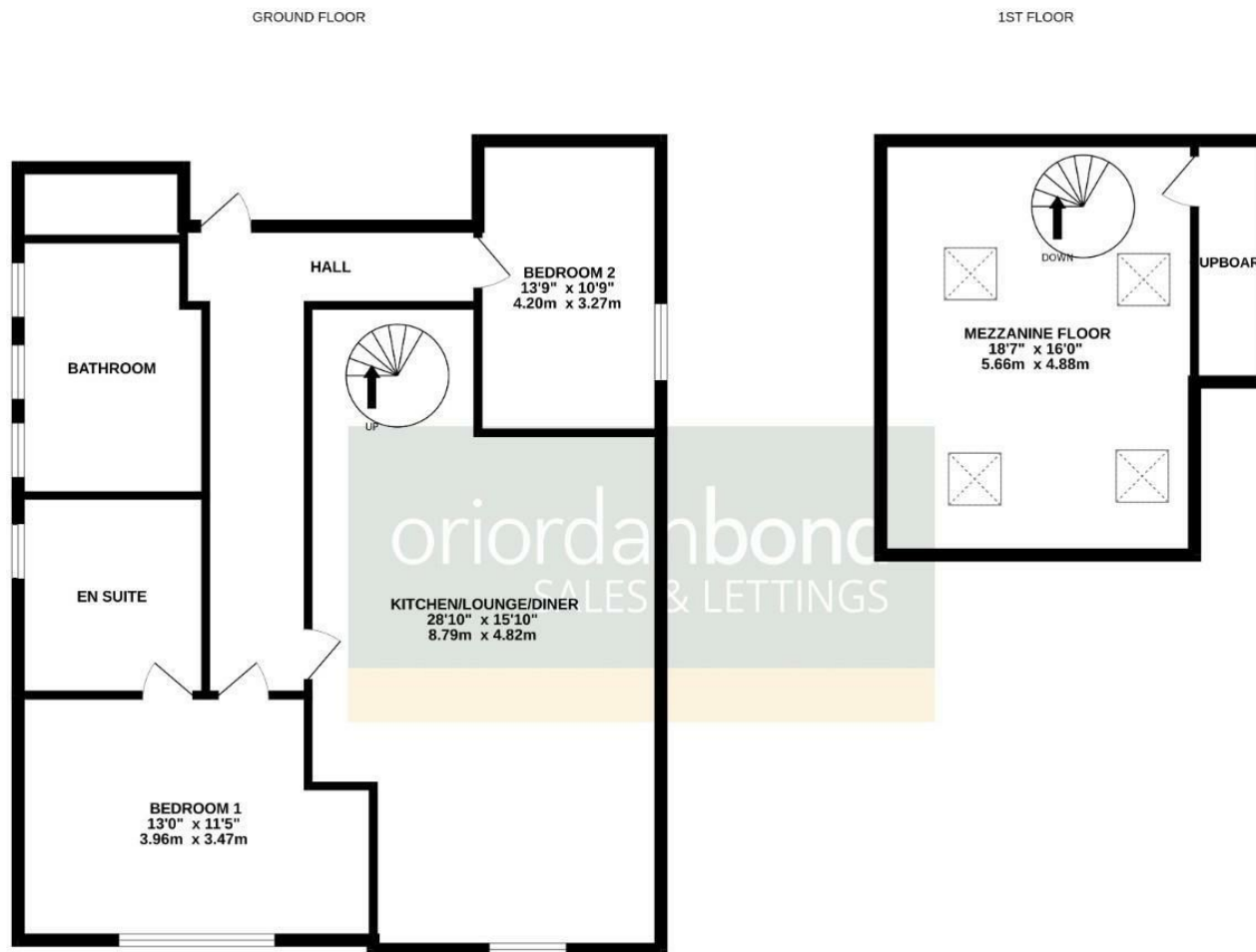
The accommodation comprises communal entrance hall with security intercom entry system, inner hall, open plan kitchen/living space with a spectacular picture window on one wall letting natural light flood in. The kitchen has a range of integrated appliances including two ovens and a hob. A spiral staircase leads to a 300 sq. ft. mezzanine level providing a lounge with study area. The master bedroom is spacious and enjoys the benefit of a fully tiled en-suite shower room. There is a further double guest bedroom and large fully tiled main bathroom. Outside, there is secure gated allocated parking on the ground floor plus a communal courtyard garden to the rear. Further benefits include uPVC double glazing and gas radiator heating. (A/1272/-)

Leasehold Information: Lease Remaining - 973 years (as of 2026) / Ground Rent and Service Charge - £1,440 per annum

- Substantial loft style two double bedroom penthouse apartment
- 300 sq. ft. mezzanine level providing a lounge with study area
- En-suite to master bedroom
- Open plan kitchen/living space with integrated appliances
- Gas radiator heating
- Secure gated allocated parking

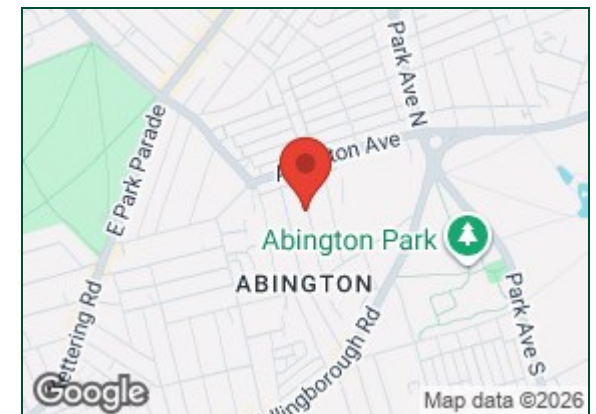






TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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.
Made with Metropix ©2026



Additional information

- Council Tax Band: D
- 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
01604 639007

abington@oriordanbond.co.uk

