



# St. Edmunds Road

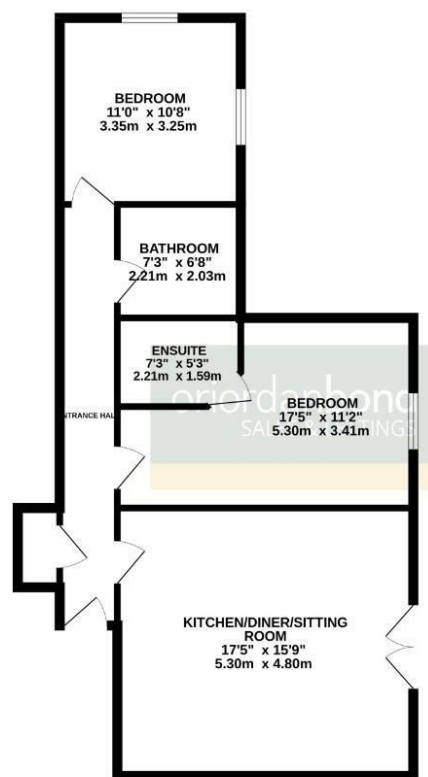
Abington, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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## St. Edmunds Road

Abington

NN1 5EF

OFFERS OVER £135,000

Offered with no onward chain is this two bedroom first floor apartment, in an exclusive gated development of just fourteen high quality apartments, within the heart of the 'Boot and Shoe' conservation area. Set back from the road, St. Edmunds Court is within walking distance to the town centre, general hospital and University of Northampton Waterside Campus.

Accommodation comprises entrance hall, open plan living area with contemporary style kitchen with built-in appliances, master bedroom with en-suite, further bedroom and a three-piece bathroom suite. Benefits include uPVC double glazing, gas radiator heating and secure allocated parking including visitors parking space behind secure electronic gates. (A/729/-)

Leasehold Information: Lease Remaining - 990 years (as of 2025) / Ground Rent - 300 per annum / Service Charge - £2000 per annum

### Additional information

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

### 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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