



# 47 The Courtyard Taylor Avenue

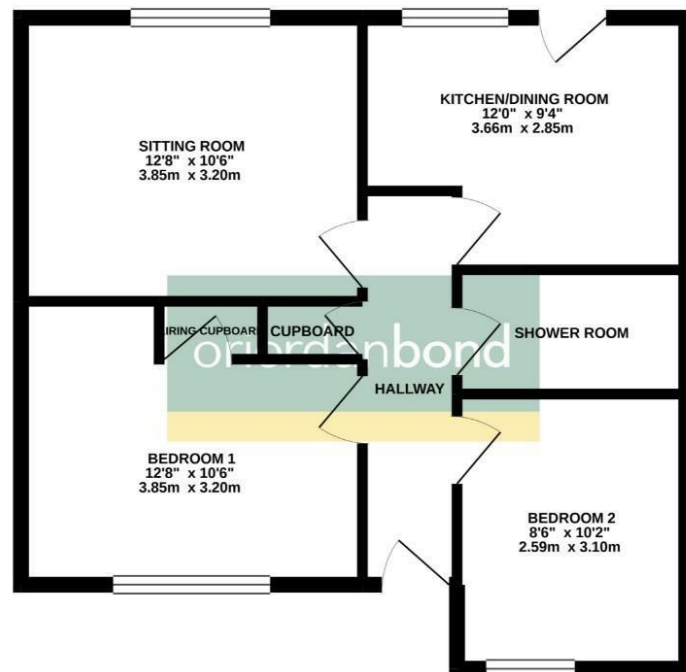
Abington, Northampton

oriordanbond





GROUND FLOOR



TOTAL FLOOR AREA: 602sq.ft. (55.9 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 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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## 47 The Courtyard Taylor Avenue

Abington

Northampton NN3 2DD

PRICE £159,950

A superbly presented modern terrace bungalow situated within this private and exclusive development for the over 55's. The site itself offers communal lounge facilities, laundry and guest facilities. All properties are warden controlled on a part time basis with emergency contact systems in place in most rooms.

Accommodation comprises entrance hall, sitting room, re-fitted kitchen/dining room with built-in NEFF cooking appliances, two double bedrooms and a superb re-fitted shower room. Benefits include uPVC double glazing and gas radiator heating. Outside are communal gardens and off road parking. (A/650/-)

### \*\*LEASEHOLD INFORMATION\*\*

- \* Lease Remaining - 101 years (as of 2021)
- \* Ground Rent - £1 per annum
- \* Service Charge - £132 per calendar month

### Additional information

- Council Tax Band: B
- 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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