

42 Pavillion Court Stimpson  
Avenue  
Northampton  
NN1 4ND

£150,000

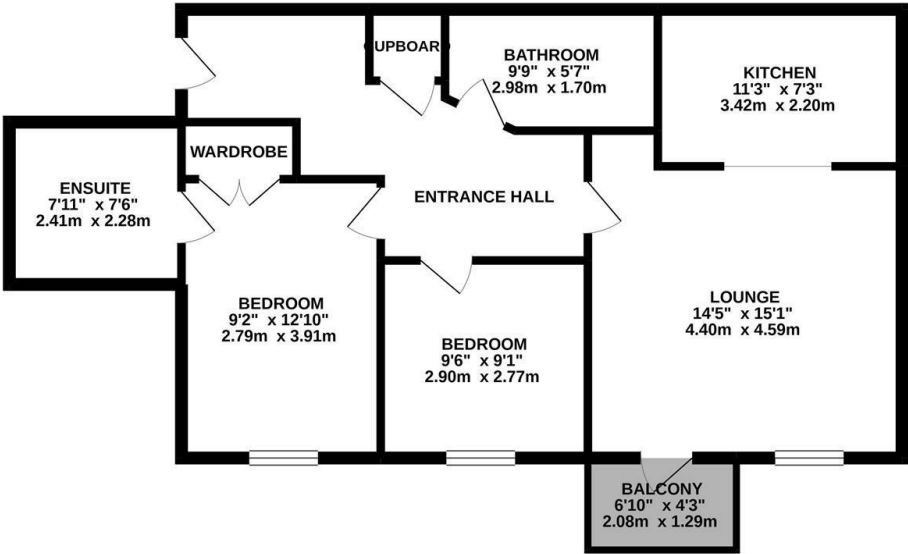


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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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## AT A GLANCE...



Spacious Lounge



Fitted Kitchen



Two Bedrooms



Bathroom and En-Suite



Balcony Area



One Allocated Parking Space





## WHAT'S GREAT?

Offered to the market with no onward chain is this well presented, larger than average, two bedroom, top floor flat situated in the popular development of Pavilion Court. The property is within walking distance of the vibrant Wellingborough Road, the general hospital and is close to Abington Park.

Pavilion Court can be found off Stimpson Avenue, which is situated in the heart of Abington off the Wellingborough Road, one of the town's most prominent thoroughfares, with a good range of small independent shops and a large assortment of restaurants and public houses.

**\*NO ONWARD CHAIN\***

Accessed via a secure intercom entry system, the apartment is found on the second floor. The entrance hall provides passageway within the flat to all interior

accommodation. To the rear of the flat you will find the modern fitted kitchen with a range of eye-level and base-level units and with space for appliances.

An open archway connects the kitchen to the spacious living/dining area, which benefits from access to a balcony. The master bedroom has the addition of an ensuite bathroom, fitted with a shower, sink and W/C. There is a further second bedroom and an additional bathroom, fitted with a bath, sink and W/C. Outside you will find one allocated parking space.

This leasehold property has 113 years remaining on the lease, ground rent is £125 per year, with £99 service charge per month.

To book in for your viewing please contact Oscar James Northampton.

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# SELLER'S SECRET

This has been a great buy to let property, the tenants have been superb. This would be a great purchase for young professionals or first time buyers.



## Why we like it....

This is a fantastic opportunity for a first time buyer or those looking to purchase a buy to let property.

Situated close to the Town Centre, this location is ideal for those looking to commute to work with ease.

To buy or not to buy....

# OSCAR JAMES

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