21 Albion Court
Albion Place
NORTHAMPTON
NN1 1UG

£110,000

- OVER 55'S ONLY
- CLOSE TO TOWN CENTRE
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- TWO BEDROOMS
- RESIDENTS CAR PARK
- BALCONY
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bed, ground floor, over 55's retirement apartment in Albion Court, The development was constructed by McCarthy and Stone and contains 58 properties, each served by a lift. Additional benefits include a residents' car park, a residents' lounge, a communal laundry room and communal gardens. There is a video phone entry system and a 24-hour emergency careline response system.

Albion Court is situated in the Northampton Cultural Quarter and is close to The Royal & Derngate Theatres and the Northampton Filmhouse. The Town Centre, Beckets Park and the Train and Bus Stations are a short walk away.

Entrance Hall
Electric heater, large airing cupboard with slated linen shelving, broom cupboard, doors to all rooms.

Lounge/Dining Room
21'1" x 10'6" max (6.45 x 3.21 max)
Marble fireplace with wood surround and electric point, electric heater, Juliette balcony, window to side elevation, double doors to kitchen.

Kitchen
7'11" x7'7" max (2.43 x2.32 max)
Fitted with base and wall mounted cupboards, built in single electric oven, inset electric hob with extractor over, space for fridge, plumbing for washing machine, stainless steel sink and drainer unit, tiled splashbacks, laminate floor, window to front elevation.

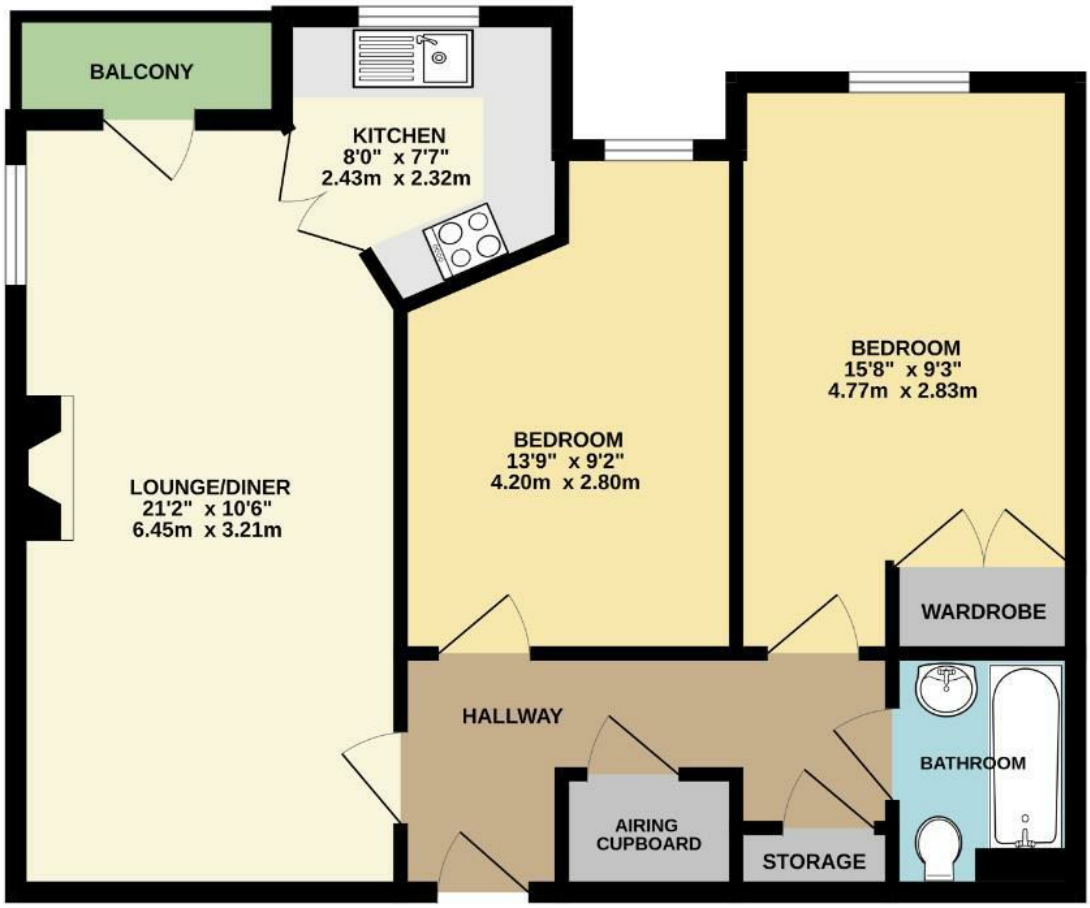
Bedroom One
15'7" x 9'3" (4.77 x 2.83)
Built in wardrobe with mirrored doors, further wardrobes and draws with central bed cavity and over head cupboards, electric heater, window to front elevation.

Bedroom Two
13'9" x 9'2" (4.20 x 2.80)
Electric heated, window to front elevation.

Bathroom
Three piece suite of panel bath with shower and screen, wash hand basin with vanity cupboard beneath, close coupled W/C, full height tiling to walls, tiled floor, electric heated towel rail.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D
Lease: 125 years from 1998
Annual Ground Rent: £645.38
Annual Service Charge: £4318.24

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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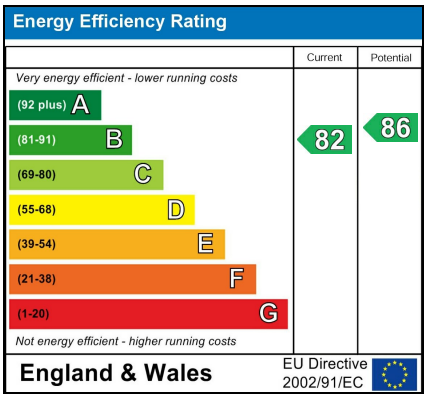

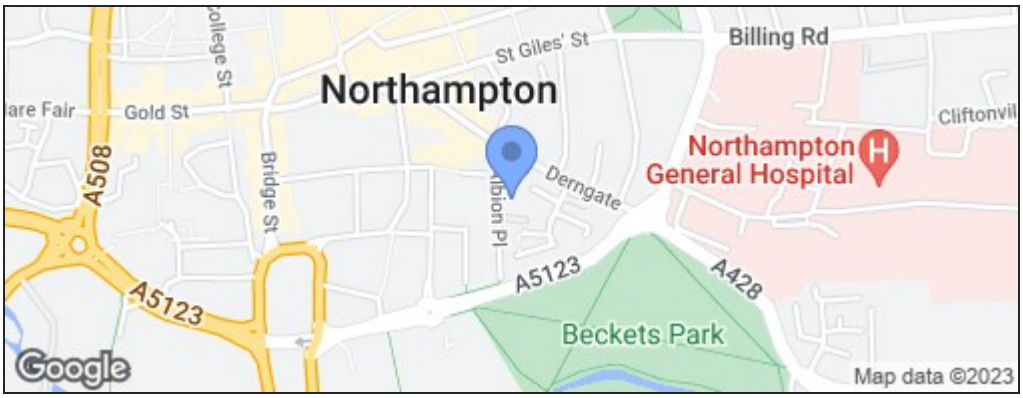

Disclaimer

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