

**22 Burlington Apartments
Roseholme Road
NORTHAMPTON
NN1 4RR**

£90,000



- **NO CHAIN**
- **ONE DOUBLE BEDROOM**
- **COMMUNAL AREAS & ACTIVITIES**
- **ALLOCATED AND SECURE PARKING**

- **OVER 55'S DEVELOPMENT**
- **OPEN-PLAN LOUNGE/DINING ROOM**
- **FIRST FLOOR WITH STAIRS AND LIFT ACCESS**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Burlington Apartments is a fantastic development, ideally located in the heart of Abington, Northampton.

The apartments are designed for residents aged between 55-85 and offer a range of facilities. These include a communal social lounge, hairdressing every Thursday a library and a laundry room. There are also guest rooms available for family members and friends when visiting.

At the rear of the development are communal gardens with seating areas and ample visitor parking spaces available. It is also located conveniently for lots of shops and Abington Park for delightful walks.

This first floor one-bedroom apartment is well presented throughout and benefits from a light and airy open plan living space with kitchen, a double bedroom and four-piece bathroom.

The apartment has one allocated parking space and is for sale with NO ONWARD CHAIN.

Entrance Hall

Laminate flooring, wall mounted 'Ideal Logic' combination boiler, radiator. wall mounted intercom system, additional storage cupboard with overhead storage area and housing electric fuse board.

Open Plan Lounge / Kitchen

18'10" x 13'3" (5.76 x 4.05)

Kitchen Area: Fitted with a range of wall and base mounted units with roll top work surfaces over, electric hob with extractor over, electric oven and microwave, stainless steel sink and drainer, tiling to splash backs, space for fridge and freezer, pull out drawer with iron board, window overlooking corridor.

Lounge Area: Double glazed window to rear aspect, feature fire place with electric fire inset, telephone point, television point, fitted wall lights.

Bedroom

12'4" x 10'1" (3.76 x 3.08)

Double glazed window to rear aspect, television point, telephone point.

Bathroom

8'0" x 7'3" (2.46 x 2.21)

Four piece suite comprising; low level W.C, vanity wash hand basin, panelled bath and double walk in shower cubicle with shower seat fitted. Wet room style flooring, tiling to splash backs. Vanity mirror.

Agents Notes

Local Authority: West Northamptonshire Council

Council Tax Band: D

Service Charges:

Ground Rent every six months £74.82

Service Charge monthly £200 approximately

Lease 125 years with 102 years remaining

Owners must be aged 55-85 at time of purchase.

An interview with the management team/owners committee is required prior to the purchase of the apartment. Telephone OBMS on 01604 620422 for an interview.

A seller's pack is required to complete the sale of the property from OBMS the management company.

Owners are responsible for the payment of;

Ground Rent

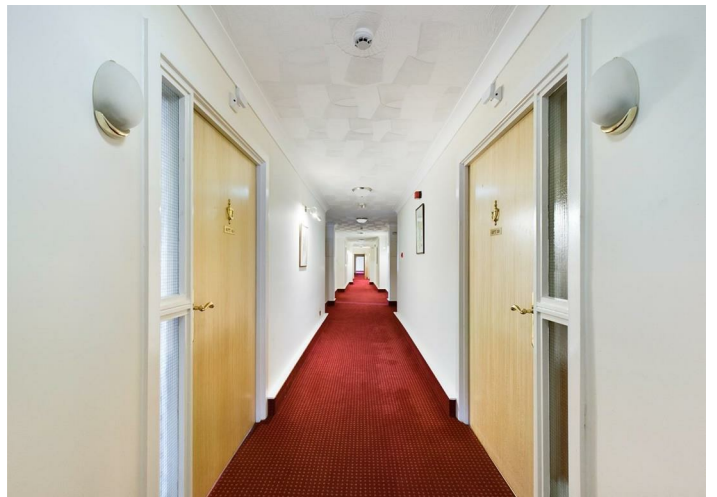
Monthly Service Charge

Council Tax

Individual gas, electricity, water, internet and contents insurance etc.

For further information about living at Burlington Apartments please contact Judith in the office

Monday to Friday 8am-12pm on telephone 01604 638512





GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.