33 Albion Court
Albion Place
NORTHAMPTON
NN1 1UG

£90,000

- TWO BEDROOMS
- LIFT TO ALL FLOORS
- TOWN CENTRE LOCATION WITH PARKING
- NO ONWARD CHAIN
- TOP FLOOR, CORNER APARTMENT
- OVER 55'S RETIREMENT COMPLEX
- COMMUNAL LOUNGE, LAUNDRY ROOM & GARDENS
- ENERGY RATING: C

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Offered with no onward chain, this well presented over 55's retirement apartment is offered with accommodation comprising of an entrance hall, dual aspect lounge, kitchen, two bedrooms and a shower room.
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
Built in airing cupboard, built in storage cupboard, doors to all rooms.

Lounge
15'7" x 11'1" (4.76 x 3.38)
Dual aspect windows to front and side, double doors leading to kitchen.

Kitchen
Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric hob with extractor hood over, fitted electric oven, window to side aspect, tiled splashbacks, space for fridge.

Bedroom One
14'4" x 9'6" (4.37 x 2.91)
Window to front aspect, build in double wardrobes.

Bedroom Two
8'0" x 12'4" (2.46 x 3.78)
Window to front aspect, built in wardrobes.

Bathroom
Fitted with a three piece suite comprising low level W/C, vanity unit with inset sink, double shower cubicle with electric shower over, full height tiling to all walls, chrome electric radiator.

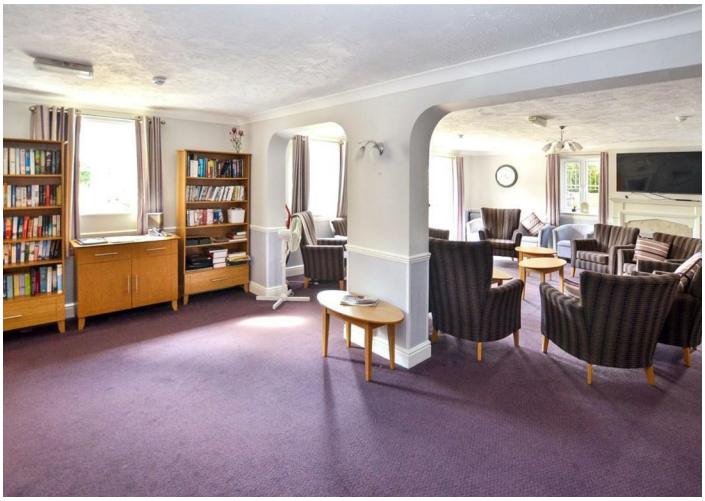
Communal Areas
Communal lounge with kitchenette, laundry room, communal gardens.

Parking
Communal parking with bays.

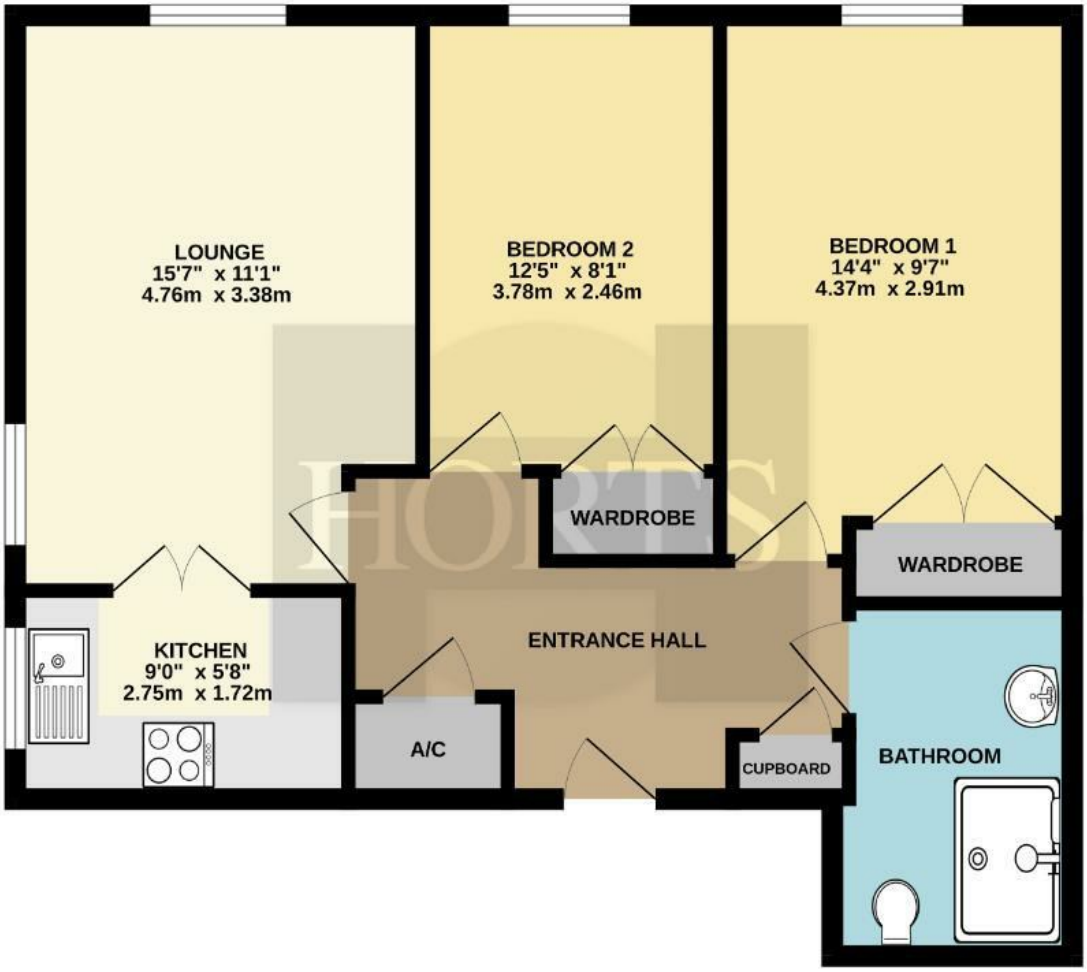
Agents Notes
Council Tax Band: D

Annual service charge: £5276.12

Annual ground rent: £645.38



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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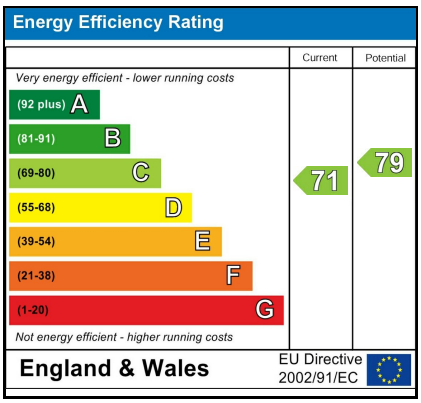

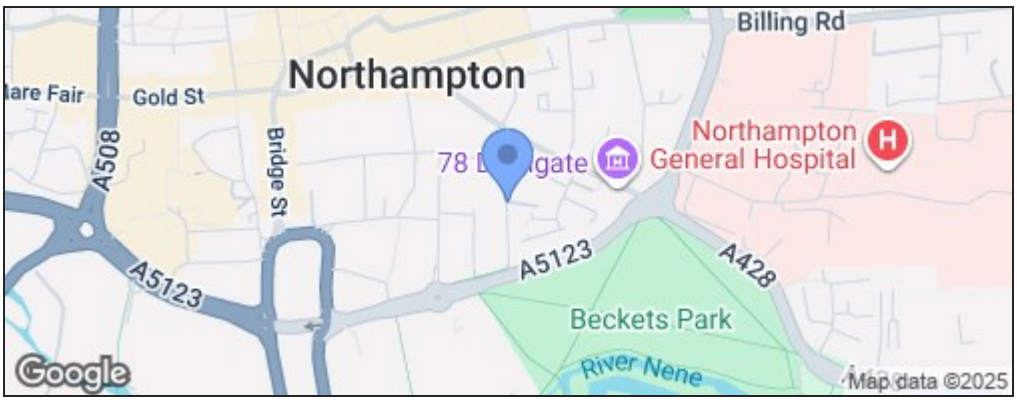

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