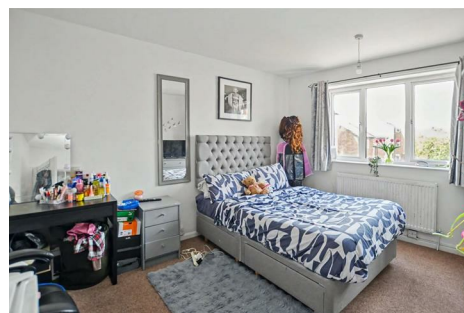
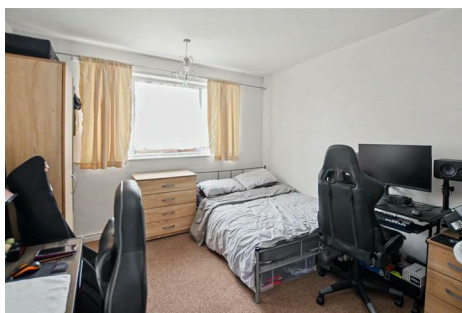


**6 East Street  
Abington  
NORTHAMPTON  
NN1 5JZ**

**£135,000**



- **TWO DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **GAS RADIATOR HEATING**
- **CLOSE TO LOCAL AMENITIES**

- **FIRST FLOOR APARTEMENT**
- **DOUBLE GLAZED**
- **EASY ACCESS TO TOWN CENTRE**
- **ENERGY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain. This first floor apartment is located just off the Wellingborough Road with easy access to an abundance of amenities and a short walk to the Town centre. The accommodation comprises of entrance hall with doors to the lounge, kitchen and bathroom. The spacious lounge is to the front elevation and has doors to the two double bedrooms. The fitted kitchen has access to a balcony at the rear and the bathroom is fitted with a three piece suite. Further benefits include double glazing and gas radiator heating.

### **Entrance Hall**

Doors leading to Lounge, kitchen and bathroom.

### **Lounge**

12'4" x 14'10" (3.78 x 4.53)

Window to front aspect. Built in cupboard. Doors to bedrooms.

### **Kitchen**

7'10" x 10'3" (2.39 x 3.14)

Fitted with a range of wall and base level units with work surface over. Built-in electric oven and fitted gas hob with extractor hood over. Stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Space for washing machine. Space for fridge freezer. Window to rear aspect and glazed door to balcony.

### **Bedroom One**

10'9" x 13'1" (3.29m x 4.01m)

Window to rear aspect.

### **Bedroom Two**

10'1" x 12'4" (3.09 x 3.76)

Window to front aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level W.C. Pedestal mounted sink, panelled bath with electric shower over. Full height tiling to all walls. Obscured window to rear aspect.

### **Lease Information**

The seller has provided us with the following details:

Service charge £148 pm

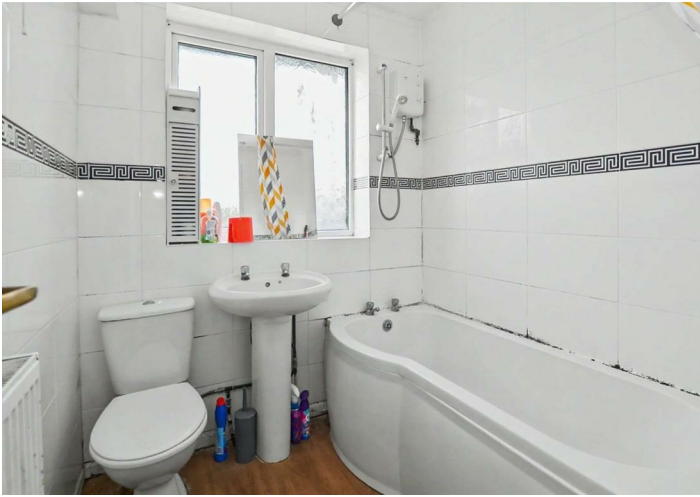
Ground Rent £50 per year

Lease remaining: 91 years

Management Company: Orchard Management

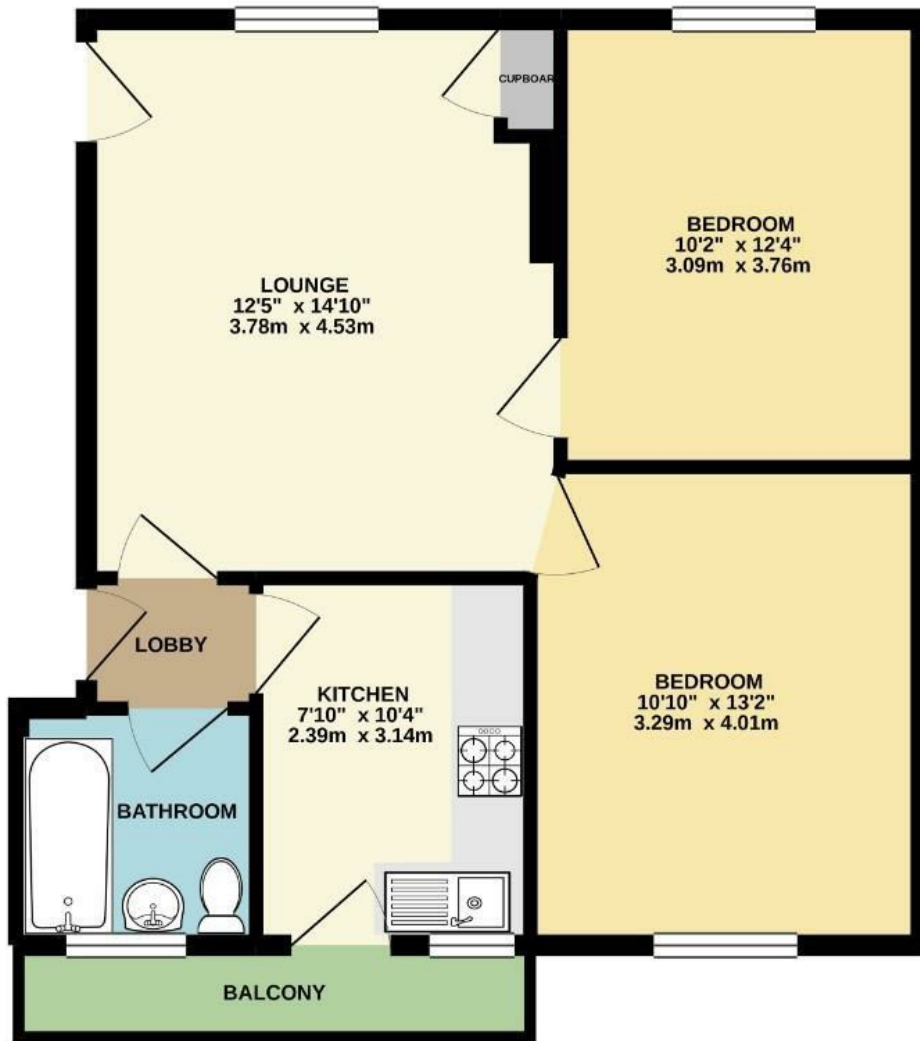
Council Tax Band: A





# GROUND FLOOR

586 sq.ft. (54.4 sq.m.) approx.

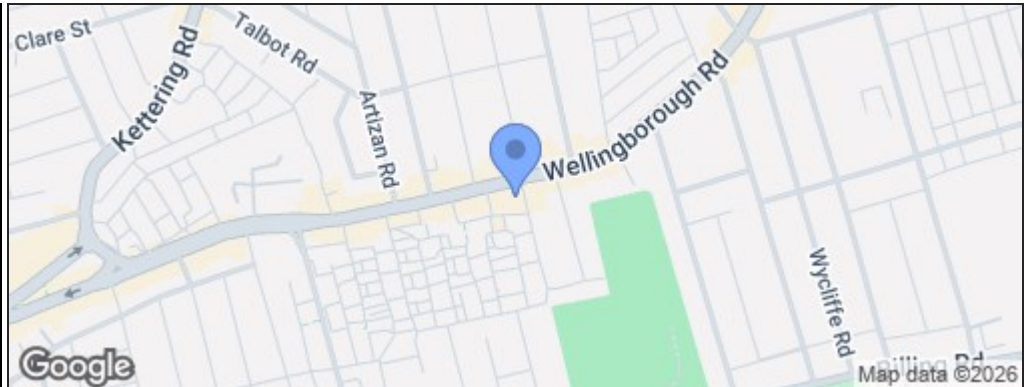


TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

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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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.