

**33 Exeter Place
Abington
NORTHAMPTON
NN1 4DQ**

£145,000



- **SPACIOUS FIRST FLOOR APARTMENT**
- **OPEN PLAN LOUNGE / DINER**
- **GAS CENTRAL HEATING**
- **COMPLETE UPPER CHAIN**
- **TWO DOUBLE BEDROOMS**
- **LARGE SUN TERRACE**
- **POTENTIAL TO RENT GARAGE & PARKING SPACE**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious two bedroom first floor apartment situated close to the Town Centre in the heart of Abington, with the rare benefit of a large outdoor sun terrace. Offered in good condition, the property also has potential for a garage and parking space to be rented from West Northamptonshire Council (subject to availability). With accommodation comprising in brief; entrance porch, entrance hall, open plan lounge / diner with French doors to the sun terrace, two double bedrooms, a bathroom, and a separate WC. The property also benefits from gas central heating, UPVC double glazing, and has a complete upper chain.

Entrance Porch

4'2" x 3'11" (1.28 x 1.20)

Enter via composite door, wooden laminate flooring.

Entrance Hall

15'10" x 4'9" reducing to 2'11" (4.85 x 1.45 reducing to 0.90)

Wooden laminate flooring, radiator, storage cupboard housing boiler, further storage cupboard housing hot water tank.

Lounge / Diner

18'6" x 16'8" reducing to 10'0" (5.66 x 5.09 reducing to 3.05)

UPVC French doors with side windows leading to terrace, feature fireplace, wooden laminate flooring, radiator.

Kitchen

11'9" x 10'0" (3.59 x 3.05)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, gas hob, oven, space for various appliances, wooden laminate flooring, radiator.

Bedroom One

12'7" x 10'6" (3.84 x 3.22)

UPVC window to rear aspect, wooden laminate flooring, radiator.

Bedroom Two

13'7" x 8'8" (4.15 x 2.65)

UPVC window to rear aspect.

Bathroom

6'4" x 5'2" (1.95 x 1.58)

Obscure UPVC window to front aspect, bath unit, pedestal wash hand basin, complementary tiling.

Separate WC

5'8" x 2'7" (1.74 x 0.81)

Obscure UPVC window to front aspect, low level wc, complementary tiling, wooden laminate flooring.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: A

Service Charges - Approximately £75pm dependent on external works

Ground Rent - £10pm

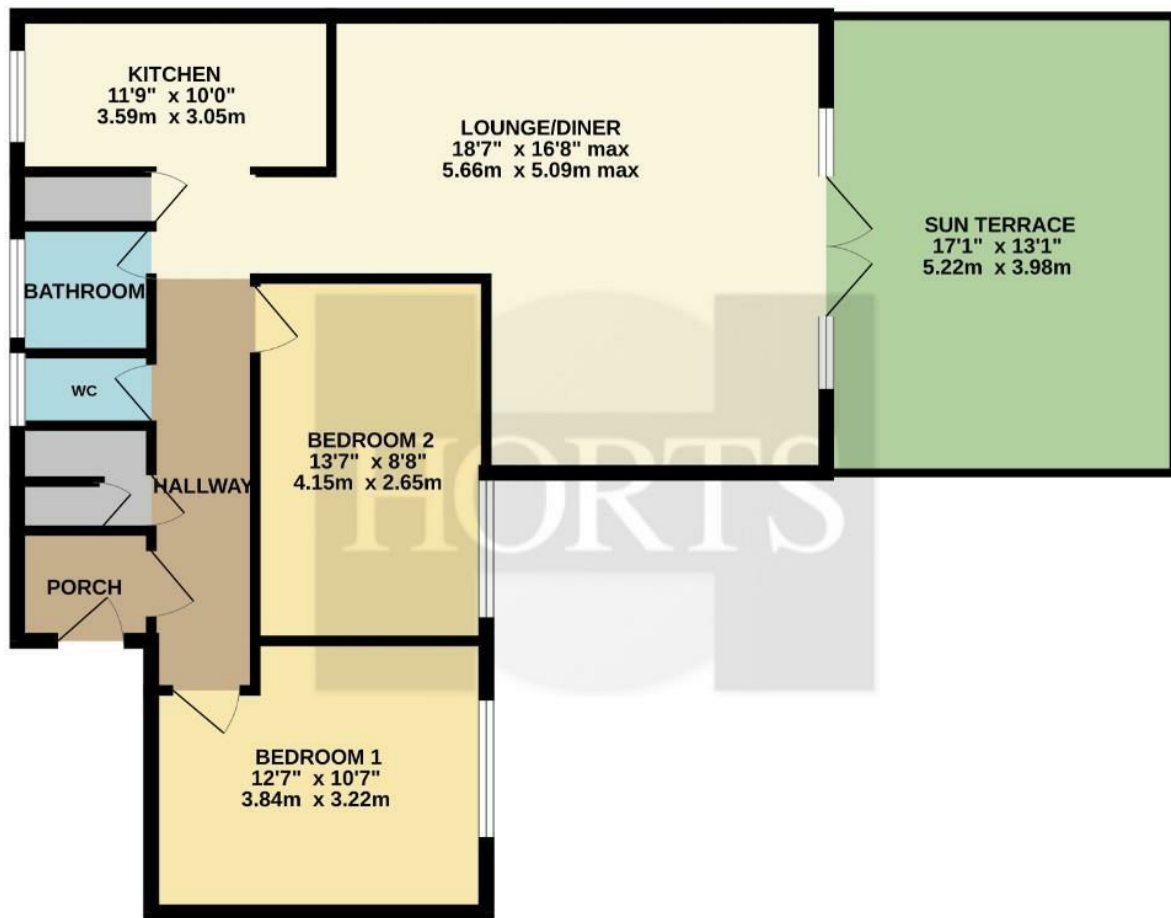
There are approximately 86 years remaining on the lease.

There is the option to rent a garage and parking space from West Northamptonshire Council, at a cost of approximately £45 per month.



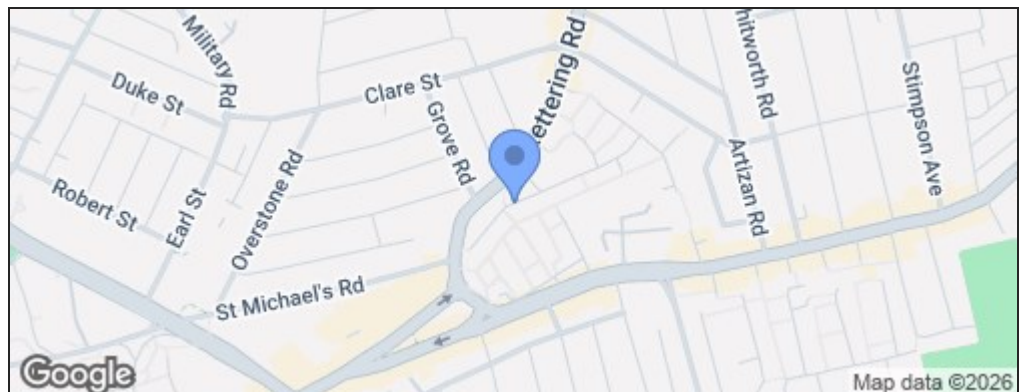


GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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) 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.