

339 Wellingborough Road  
Northampton NN1 4ER

Tel: 01604 233 600  
Fax: 01604 233 445  
[www.whitesestateagents.co.uk](http://www.whitesestateagents.co.uk)



## Wellingborough Road, Northampton NN1 4EZ



**£145,000**

Offered for sale chain free is this well presented one bedroom ground floor apartment forming part of the attractive Abington Park House, a characterful period conversion situated directly opposite Abington Park.

The accommodation comprises a spacious bay fronted living room enjoying views towards the park, a fitted kitchen, double bedroom and modern bathroom. Externally, the property benefits from communal gardens and an allocated parking space.

Abington Park offers over 100 acres of parkland with ornamental lakes, formal gardens, tennis courts, a café, museum and regular community events, providing an exceptional setting for outdoor recreation. The apartment is also ideally positioned within walking distance of the Wellingborough Road amenities, this apartment would make an excellent first time purchase, investment or downsizing opportunity.

### **Entrance Hall**

4'8" x 6'1" (1.424 x 1.855 )

Door to living room, bathroom and Kitchen.



### **Living Room**

16'0" x 14'9" into bay (4.9 x 4.5 into bay )

Exceptionally large bay window with secondary glazing. Door into the Bedroom.



### **Bedroom**

Two windows with secondary glazing and built in wardrobe.



### **Kitchen**

Range of wall and base units with complementary work surfaces, inset sink and drainer, electric hob and oven, and space for additional appliances including a washing machine. The room benefits from tiled splashbacks, a tiled floor, a wall mounted gas combination boiler, window and further storage cupboard.



### **Bathroom**

White three piece suite comprising a panelled bath with shower and glazed screen, low level WC and contemporary wash hand basin set on a vanity stand. The room is complemented by tiled walls to water sensitive areas, wood effect flooring and a towel rail.



### **Communal gardens**

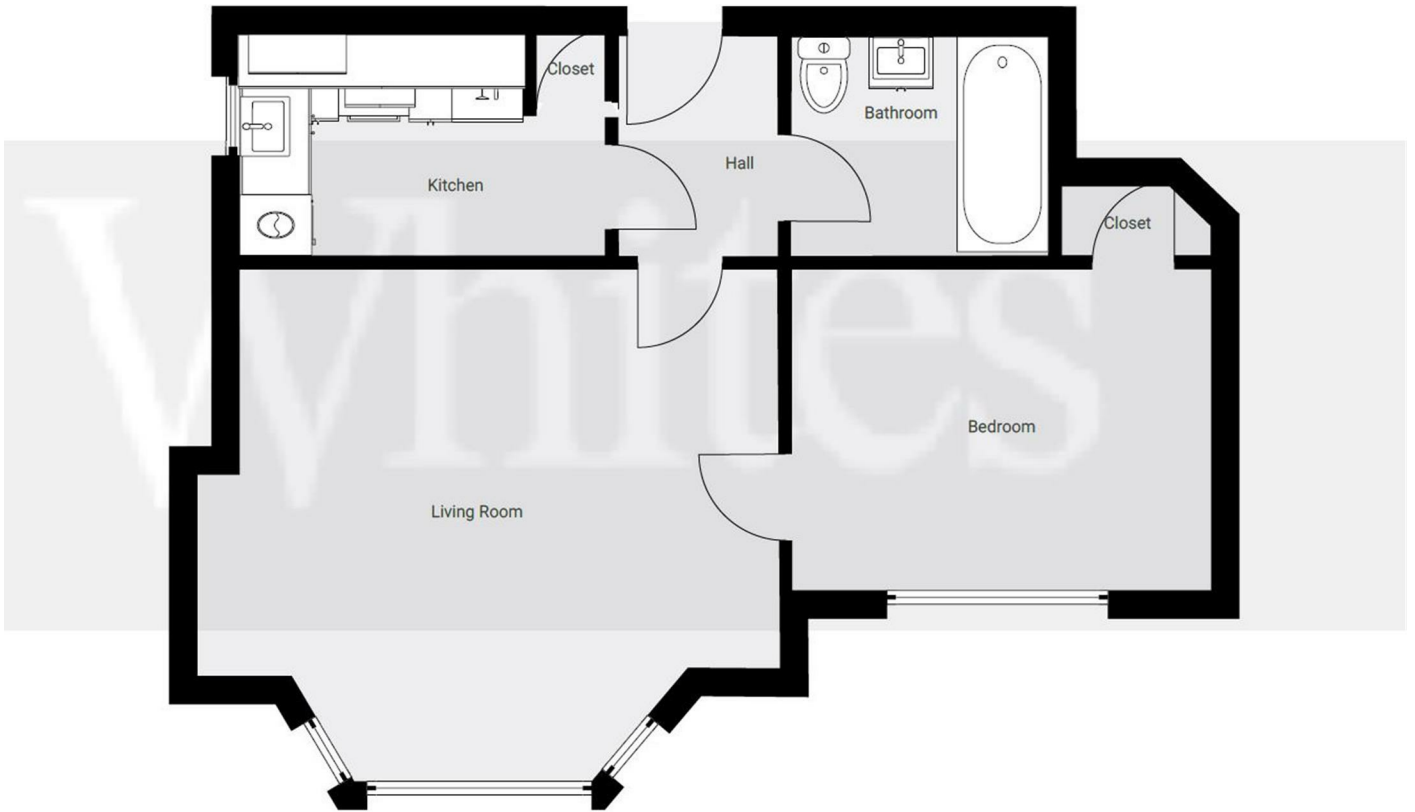
#### **Parking**

For one car accessed via service road.

#### **Lease Information**

We have been advised by the vendor that the property benefits from a share of the freehold. There is no ground rent payable, and the current service charge/management fee is approximately £110 per month.

▼ Ground Floor



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

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>		
(55-68) <b>D</b>	<b>64</b>	<b>76</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	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	