



Flat 1 Chestnut Court 37-41 Chestnut Road,
Northampton, NN3 2JL



For Auction - Guide £123,000

FOR SALE BY LIVE NATIONAL AUCTION ON TUESDAY 26TH AUGUST 2025
GUIDE PRICE: £123,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

An excellent opportunity to purchase this generous two-bedroom ground floor apartment, ideally located in the sought-after area of Abington, just a short distance from Northampton town centre. Set within a private, gated development, the property offers a perfect blend of comfort and convenience, featuring an open-plan lounge and dining area, a family shower room, and two good-sized bedrooms. Additional benefits include secure gated access and an allocated off-road parking space. This apartment is perfect for first-time buyers, downsizers, or investors seeking a prime location with excellent local amenities and transport links nearby.

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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	

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a communal front door into the communal entrance hall with stairs rising to the upper floors and access to the ground floor apartment.

ENTRANCE HALL

13'01 x 3'02

Entered via a solid oak front door from the communal entrance hall, there are doors leading to:-

BEDROOM ONE

11'10 x 8'07

With a window to the front elevation there is space for a double bed.



BEDROOM TWO

8'05 x 9'08

With a window to the front elevation and space for a single bed.



SHOWER ROOM

10'06 x 6'09

Suite comprising of shower cubicle, WC, wash hand basin, bidet and window to the rear elevation.



KITCHEN/LOUNGE/DINER

KITCHEN AREA

18'0 x 10'04

With a window to the side elevation there is a range of floor and wall mounted cabinets with composite worktops, stainless steel sink and drainer and tiled splashbacks. There is an integrated fridge/freezer with space for a gas cooker with extractor above. There is wood laminate flooring which continues to the:-



LOUNGE/DINING AREA

12'02 x 11'04

With windows to the front and side elevations there is TV and telephone points connected. A further door leads to a storage cupboard which measures at 5'02 x 1'10.



OUTSIDE

There is designated off road parking for one vehicle.

TERMS OF THE LEASE

Please refer to the legal pack.

SERVICES

Mains drainage, gas, water and electricity are connected. (None of these have been tested).

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction towards Becketts Park on the A5123 turning right at the intersection and continue along the A428 passing the Wollaston BMW garage and heading towards the traffic light intersection. Take the first left at the Barnes Meadow intersection and continue along the A5095 up Rushmere Road passing over the traffic lights and continue along Park Avenue South past Abington Park over the traffic lights and continue straight on along Park Avenue North and continue over the first roundabout and take the second exit onto Chestnut Road. At the second roundabout follow Chestnut Road round to the left where the property in Chestnut Court on the left hand side.

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For further information on viewing call 01604 259773