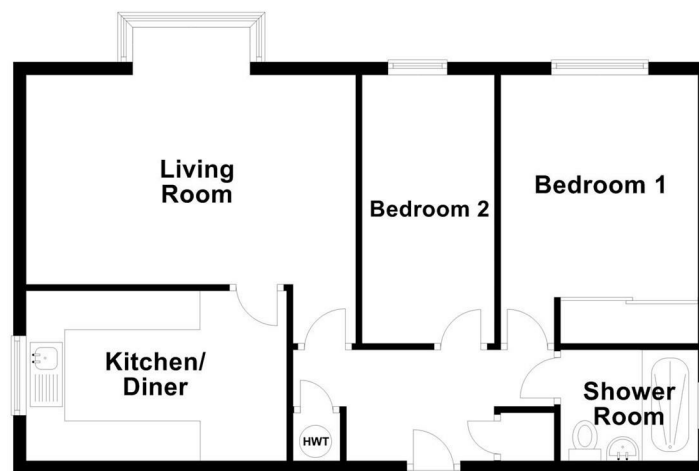


Flat 10 The Old School House Billing Road, Northampton, NN1 5RX



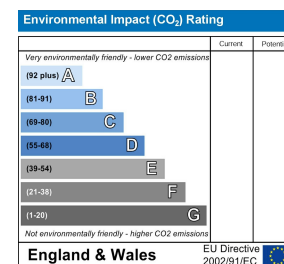
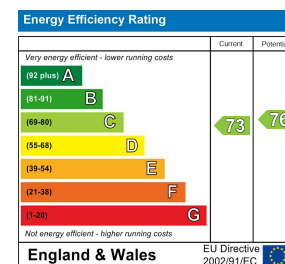
Not to scale. For illustrative purposes only



Asking Price £165,000 Leasehold

A well maintained ground floor apartment within the prestigious Old School House over 55's retirement complex which is located approximately one mile to the north east of Northampton town centre. The interior includes, two bedrooms together with a living room, kitchen/dining room and shower room. There is a secure entry phone system, resident's lounge, communal gardens and ample parking. The property is being sold with no upward chain.

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entered via a secure telecom entry system, Flat 10 is approached through the communal ground floor access from the car park that stands to the front.

ENTRANCE HALL

13'04 x 5'08

Entered via the front door, the hall contains a radiator, storage cupboards and an airing cupboard housing the hot water tank.



LIVING ROOM

16'10 x 10'08

With a box sealed unit double glazed bay window, a TV point, telephone point, a radiator and telecom entry system. A door leads to:-



KITCHEN DINER

13'4 x 8'8

The kitchen area has a range of base and eye level cabinets with roll top work surfaces incorporating a stainless steel sink and drainer with chrome mixer tap over and tiling to splashbacks. There is a space for a cooker, plumbing for a washing machine and Potterton central heating boiler. There is a window to the side and radiator.



BEDROOM ONE

13'7 x 10'01

With a sealed unit double glazed window, telephone point and a mirror fronted wardrobe and a TV point.



BEDROOM TWO

13'08 x 6'09

With a sealed unit double glazed window to the rear and a radiator.

SHOWER ROOM

6'04 x 5'07

Fitted with a walk in double shower cubicle, with Triton shower and glass screen, a wash basin and WC. There is a window, spotlights and an extractor.

OUTSIDE

There are communal gardens and ample parking.



TERMS OF LEASE

The property is offered for sale with the benefit of a 125 year lease commencing 1988 and subject to a service charge, currently £329.61 per month. This service charge includes the Call Care facility, lighting of the common parts, maintenance of the lift, car park, grounds and insurance of the building.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler.

LOCAL AMENITIES

There are shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as buses to Northampton town centre. The flat is a short walk to Abington Park. Motorway access is via Rushmere Road and then the A45 Nene Valley Way to Junction 15 of the M1 or east towards Wellingborough and the A14.

COUNCIL TAX

West Northamptonshire Council - Band C

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the Billing Road passing the General

Hospital and St Andrews Hospital. Continue eastwards towards the Northampton School for Boys and turn left into Ardington Road and immediately right into the entrance to the Old School House.

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For further information on viewing call 01604 230222