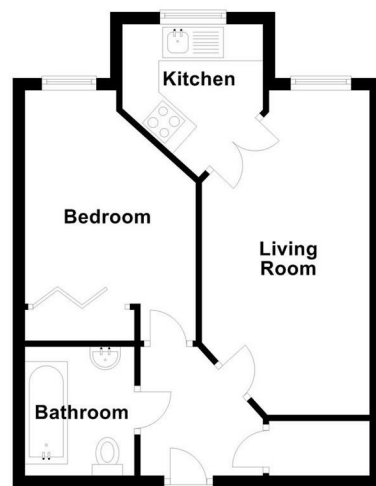




## Albion Court, 19 Albion Place, Northampton, Northamptonshire, NN1 1UG



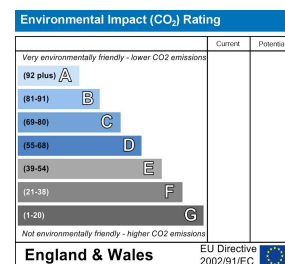
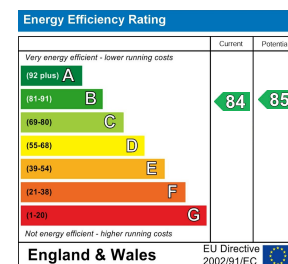
Not to scale. For illustrative purposes only



### Asking Price £69,950 Leasehold

A fantastic opportunity to purchase a one bed roomed apartment situated in the popular building of Albion Court which is suitable for over 55's. The property is well located in the heart of Northampton town centre and offers accommodation comprising entrance hall, lounge, kitchen, bedroom and bathroom. The property is currently let under an Assured Shorthold Tenancy with a rent passing of £725 per month. The property is to be sold with no upper chain and benefits from off road parking to the front for residents and guests.

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## ACCOMMODATION

### ENTRANCE HALL

7'08 x 6'10

Entered via a public corridor there is access via a timber front door with doors leading to an internal storage cupboard with carpet fitted and further doors to:-

### BEDROOM

15'10 x 9'01

A window to the front elevation, space for a double bed with integrated wardrobes and a night storage heater with carpet fitted.



### BATHROOM

6'09 x 5'06

Suite comprising of double shower cubicle with tiled walls, WC and wash hand basin with vanity below.



### LOUNGE

19'09 x 10'08

A window to the front elevation with carpet fitted, TV and telephone points connected, night storage heater fitted and double doors leading through to:-



### KITCHEN

8'02 x 7'07

Fitted with a range of floor and wall mounted storage cabinets with integrated hob and oven, stainless sink and drainer with space for a fridge/freezer and with tiled splashbacks.



### COMMUNAL AMENITIES

Albion Court benefits from a communal lounge to the lower ground floor, a laundry room and gardens to the rear. There is off-road parking for residents and guests to the front.

### SERVICES

Mains water, electric and drainage.

### TERMS OF THE LEASE

Service charge £2,500 per year and an additional management fees of £500 per year.

125 Year lease dated November 1997.

Age - over 55 yrs

### AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

### COUNCIL TAX

West Northamptonshire Council - Band C

### HOW TO GET THERE

From the Northampton town centre along the Derngate passing the Derngate Theatre take a right down Albion Place and Albion Court can be found half way down on the left hand side.

### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. Nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum. Becketts Park stands close by. All major shopping and service facilities are within walking distance of the property, as are Northampton central bus station and Northampton railway station.

**DOING14112022/9473**

For further information on viewing call 01604 230222