

ALBION PLACE, NORTHAMPTON, NN1

£90,000



Chelton Brown are pleased to present this one bedroom apartment in the heart of Northampton. The retirement complex constructed by McCarthy and Stone comprises 58 apartments arranged over five floors, each of which is served by a lift.

There is a 24 hour emergency Appello call system for when the Development Manager is off duty. Residents must be at least 55 years of age making it a perfect place to retire.

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices.

The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

LEASEHOLD

- Residents Lounge and Gardens
- Communal Laundry
- Over 55's Development
- Lift to all floors
- Residents Parking
- Double Glazed
- No Onward Chain
- EPC C - Council Tax band C

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Approach



Hall



Storage cupboard and doors to:
Lounge/Diner 17'8" x 11'2"



Double glazed window , storage heater and door to:
Kitchen 8'11" x 5'9"



Fitted with a range of wall and base units, sink with tap over, oven hob and extractor. Double glazed window.

Bedroom 13'7" x 8'8"



Double glazed window, storage heater and wardrobe.

Bathroom 6'9" x 6'9"



Bath with shower over, wash hand basin and W/C.

Communal Lounge



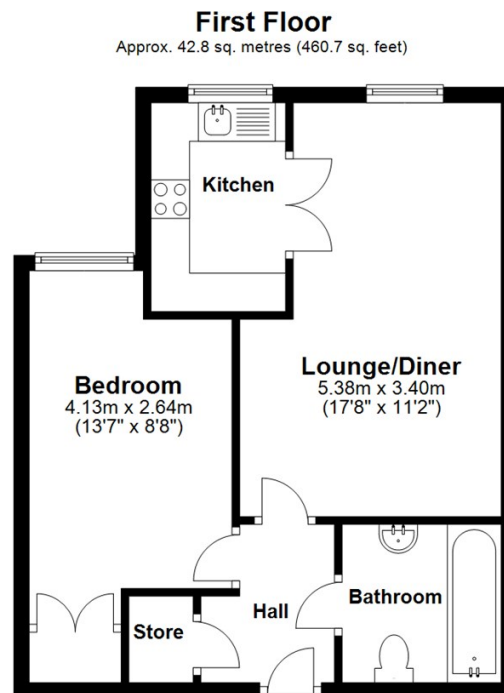
External



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Price £90,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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	



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

