

## **Pavillion Court, Northampton Northamptonshire NN1 4ND**



**£139,995**

An excellent two bedroom top floor apartment located in Abington within close proximity of Northampton town centre and the Wellingborough road with its plethora of amenities including shops, restaurants and parks. The accommodation is presented in neutral decor throughout. The apartment comprises of an entrance hall with entry phone system, spacious living/kitchen area with door leading onto a balcony that has views over Northampton, kitchen with integrated appliances, master bedroom with en-suite, further bedroom and family bathroom with bath. Further benefits include an allocated parking space. An ideal first time purchase or rental investment. Offered with no upward chain.

### **Hallway**

Entry phone system, cupboard housing hot water tank, further cupboard, doors to kitchen/diner, two bedrooms and bathroom.



### **Kitchen/diner**

14'5" x 18'8" at widest measurements (4.41 x 5.696 at widest measurements )

Two double glazed windows to side, door with double glazed insert with double glazed windows to each side. To the kitchen area there is lino flooring, range of base and eye level units with roll top work surfaces, electric oven, electric hob with extractor over, integrated fridge/freezer and integrated washing machine.



### **Bedroom One**

14'0" x 11'2" at widest measurements (4.278 x 3.423 at widest measurements )  
Double glazed window to side, electric heater, fitted wardrobe and door to en suite.

### **En suite**

Laminate flooring, shower enclosed by cubicle, pedestal wash hand basin, low level WC and tiled to water sensitive areas.

### **Bedroom Two**

Double glazed window to side and electric heater.



### **Bathroom**

Laminate flooring, bath with shower over, pedestal wash hand basin, low level WC and tiled to water sensitive areas.



**Balcony**  
With views over Northampton.

**Lease information**  
We are advised that there is a 125 year lease from 2007 ground rent is £125 per year and the service Charge is £1230 per year including buildings insurance and water.

