

31 Albion Court (Northampton)

Albion Place, Northampton, Northamptonshire, NN1 1UG



PRICE: OFFERS OVER £75,000 Lease: 125 years from 1998

Property Description:

****PRICE GUIDE £75,000-£80,000****

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Albion Court is situated in the Cultural Quarter with the Derngate Theatre and Northampton Filmhouse nearby. Within a short walk to town centre with large Supermarket and walking distance to bus and train stations. Constructed by McCarthy and Stone and comprises 58 properties arranged over 5 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' Lounge and Gardens
Communal Laundry
24 hour Appello call system
Video Door Entry System
Minimum Age 55

Guest Suite
Development Manager
Lift to all floors
Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 46.7 m² (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		81	85
EU Directive 2002/91/EC			

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£553.20

Ground Rent Period Review:

Next Uplift 2041

Annual Service Charge:

£3,156.72

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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