



APARTMENT 2, 61 BILLING ROAD
Northampton, NN1 5DE



DAVID COSBY
ESTATE AGENTS



Apartment 2, 61 Billing Rd.

Northampton, NN1 5DE

Total GIA Floor Area | Approx. 44 sqm (474 sqft)



1 Bedroom



1 Reception



1 Shower Room

Features

- Stylish First Floor Apartment
- Large Open Plan Kitchen / Sitting Room
- Double Bedroom
- Secure Allocated Parking to the Rear
- Period property
- No Onward Chain
- Close to Town Centre and Northampton General Hospital
- Communal Front Garden

Description

A stylish first floor apartment set within a stunning Edwardian property on a desirable stretch of Billing Road, Northampton. The property features a large open plan living area with kitchen / sitting room / and dining area with segmental bay window, entrance hall, double bedroom, shower room, and separate storage space. There is a communal garden space to the front aspect and electrically operated gated access to secure single bay parking to the rear.

Thinking of Selling?

Our team of expert Chartered Surveyors and Estate Agents would be delighted to provide you with a no-obligation market appraisal. Contact us on **01604 979628** to arrange your free property valuation and take the first



61 Billing Road provides the perfect location for professionals seeking a stylish period property close to a wide range of amenities with Northampton Town Centre and the General Hospital being just a short walk away.

The Property

Entrance Hall

This well-presented first floor apartment is accessed via an oak panelled door with side vision panel. The entrance hall has oat-coloured loop pile carpet and is neutrally decorated with matching oak doors leading to the open plan kitchen / sitting room, double bedroom, and shower room. The sitting room door has a full height glazed panel providing natural lighting to the entrance hall area. Mains back-up smoke detection has been fitted and an intercom system is linked to the main ground floor front entrance door.

Open Plan Sitting Room / Dining Room /Kitchen

A bright and airy space with a large segmental bay window overlooking Billing Road providing good natural sunlight. The kitchen area has timber effect floor tiles and is fitted with a range of cream shaker-style, base and wall units with deep-set oak work surfaces. A further top-hung casement window is located above the sink and-a-half with drainer and overlooks the front aspect. There is a built-in, electric oven with four-burner induction hob and brushed chrome extractor hood with light over. A useful pantry cupboard houses the washing machine and is fitted with slatted pine shelves above. Mechanical extract ventilation has been installed together with a mains back-up heat detector. The sitting room area is fitted with matching oat coloured loop-pile carpets and the segmental bay window provides a pleasant seating area for dining.

Master Bedroom

The double bedroom is located to the rear of the property and has a large top hung casement window providing natural lighting and views to the rear aspect. Floors are finished with matching loop-pile carpet and walls are neutrally decorated.

Shower Room

The shower room is fitted with a three-piece suite comprising ceramic wash hand basin with chrome mixer tap set within a vanity unit providing useful storage space, a quadrant shower with matching tiling and sliding glazed doors, and close-coupled WC. Floors are fitted with matching timber effect tiles and mechanical extract ventilation has been installed. Heating is provided by a chrome ladder towel rail.



Grounds

Outside Areas:

Front Aspect

The property is set well back from Billing Road with a low-level brick boundary wall capped chamfered stone copings. A pathway leads to the elevated communal front entrance porch where a decorative red brick pediment flanks the original panelled door with top light over. The remainder of the communal front garden has been laid with slate shingle.

Rear Aspect

The property benefits from an electrically operated sliding door which leads to a communal parking area with an allocated single parking bay for apartment 2, accessed via a service road running between Lower Thrift Street and Upper Thrift Street. Steps lead up to the rear access and communal stairwell.

Supplementary notes

The property also has the secure access to a useful boiler / storage cupboard located within the communal stairwell.



Location

61 Billing Road provides the perfect location for professionals seeking a stylish period property close to a wide range of amenities with Northampton Town Centre and the General Hospital being just a short walk away.

The property is also close to Abington Park - Northampton's oldest park dating back to 1897. Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

For commuting, the property is very well situated with easy access to the M1 motorway, and trains from Northampton Railway Station are direct to London Euston.

As well as Northampton School for Boys, the popular schools of Abington Vale Primary, and Bridgewater Primary are close by, and all have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

The property is also just a short walk away from the cosmopolitan Wellingborough Road with its many shops and restaurants.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Gas, Electricity, Water, and Drainage

Council Tax: Band A **EPC:** Rating C

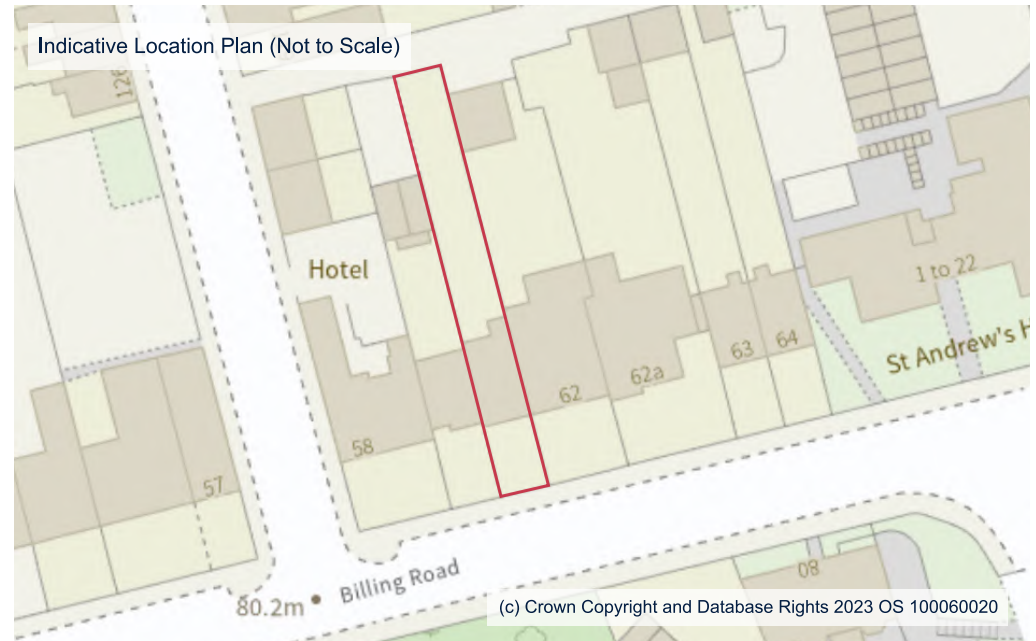
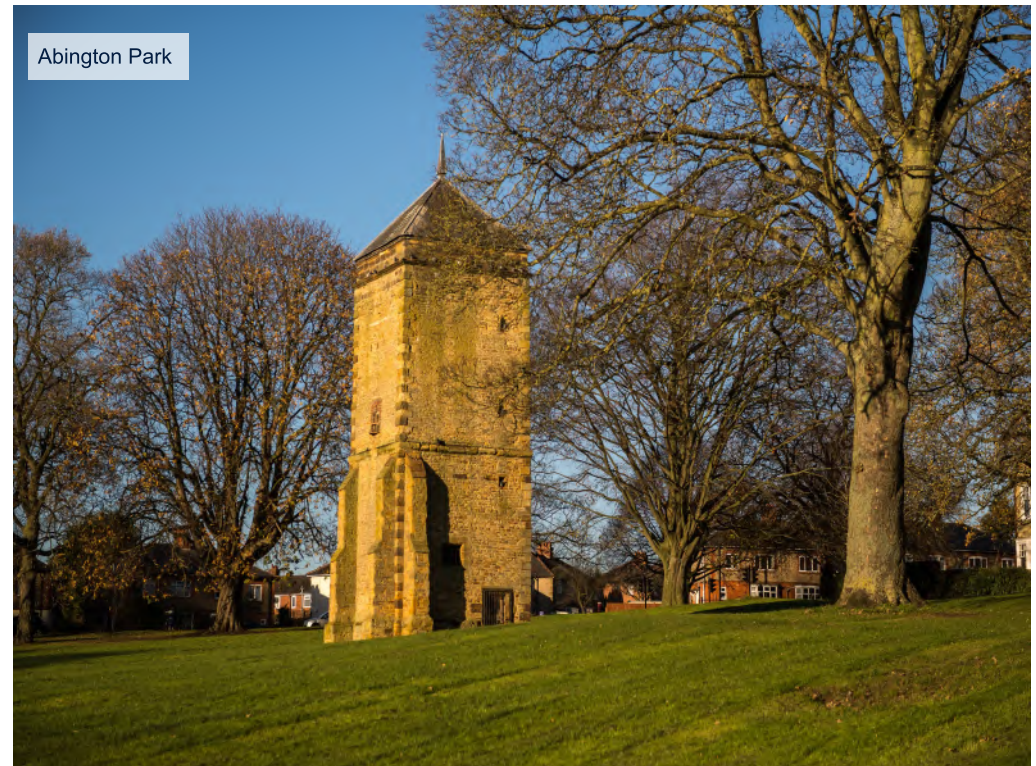
Tenure: Leasehold (With Share of Freehold Title) 999 Years from 01.09.2019 to 31.08.3018

Management Company: Yes. Joint management between the three apartments.

Service Charge: Yes. Further details to be provided.

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Apartment 2, 61 Billing Road, Northampton, NN1



Approximate GIA (Gross Internal Floor Area) = 44 sqm (474 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 44 sqm (474 sqft)





NORTHAMPTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY

ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

www.davidcosby.co.uk