



ETHEL STREET, NORTHAMPTONSHIRE, NN1
£250,000 LEASEHOLD

Winkworth



ETHEL STREET, NORTHAMPTONSHIRE, NN1

Offered to the market is this beautifully presented two double bedroom second floor (top floor) factory conversion set in the heart of Abington. This property benefits from a 27' x 11' roof terrace, with views across rooflines and secure gated communal parking for one vehicle.

You enter the property at the front via the communal entrance, with stairs rising to the second floor, where the flat is located.

The open plan living/dining area oozes character with its exposed brick walls and vaulted ceilings with beams and allows plenty of natural light to flow through with its centre piece being a glass gabled end window with French doors that lead onto the roof terrace. The kitchen area has a range of modern base and eye-level units and space for white goods. The large master bedroom is a fantastic shaped design room neutrally decorated and easily fits a double bed with wardrobe space. A fixed ladder leads up to a mezzanine area, which is useful for storage. The second bedroom is an equal sized double with a Velux style window and built-in wardrobes. Rounding off the accommodation is a four piece bathroom with separate shower cubicle.

The roof terrace provides an area for either peaceful enjoyment or for BBQ's, parties and to entertain family and friends.

Externally, the property features secured, gated communal parking for one car.

Leasehold Information

Length of Lease - 125 years less one day from 1st January 2001

Service charge - £2058 pa

Ground Rent - £250 pa

This information should be verified by your legal representative prior to the exchange of contracts.

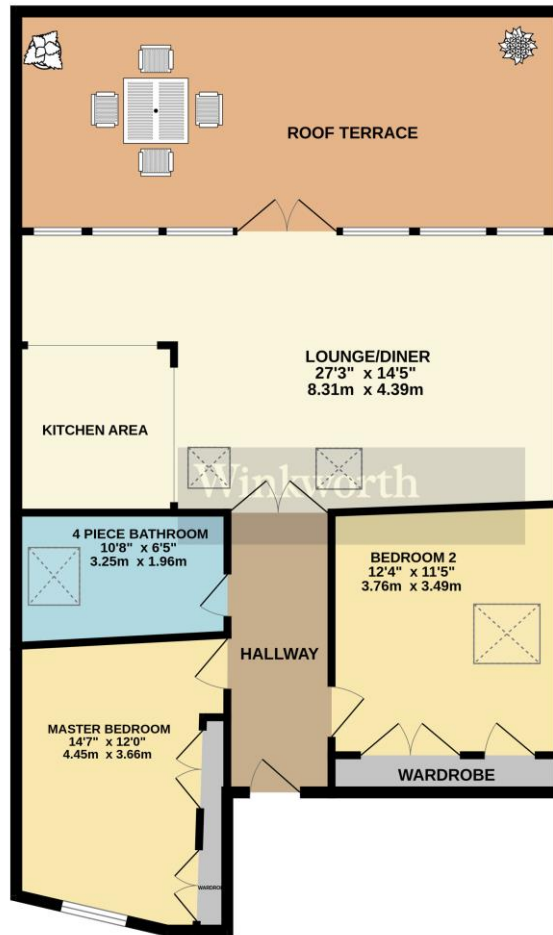
EPC TBC

Council Tax Band 'D'





GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Northampton | 01604 204455 | northampton@winkworth.co.uk

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