



BILLING ROAD
Northampton, NN1 5DE

 **DAVID COSBY**
ESTATE AGENTS



Billing Road

Northampton, NN1 5DE

Total GIA (Gross Internal Area) Approx. 44 sqm (474 sqft)



1 Bedroom



1 Reception



1 Bathroom

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 an attractive Edwardian property on one of the most desirable stretches of Billing Road, close to Abington Park and Northampton General Hospital. The well-planned accommodation includes a generous open plan living area combining kitchen, sitting room, and dining space, centred around a large segmental bay window. There is also a double bedroom, a modern shower room, entrance hall, and a useful separate storage area. Outside, the property benefits from a communal front garden and secure gated parking to the rear, accessed via an electrically operated entrance. The location offers convenient access to the town centre, Wellingborough Road's independent shops and restaurants, and key transport links.



A stylish first floor apartment within a handsome Edwardian building on Billing Road, offering open-plan living, secure parking, and an enviable location close to Abington Park, Northampton General Hospital, and the town centre.

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

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.

Property Information

Local Authority: West Northamptonshire Council

Council Tax: Band A EPC: Rating C

Services: Mains Gas, Electricity, Water, Drainage

Tenure:

Leasehold (With Share of Freehold Title) Lease period 999 Years as of 1.9.2019 unit 31.8.3018.

Ground Rent: Peppercorn (no annual ground rent payable)

Management Company:

Cedar House (Higham Ferrers) Management Company Limited – understood to be run jointly by the three leaseholders, with each flat owner acting as a director.

Management / Service Charge:

Payable – covering maintenance of the building and communal areas. The leaseholder contributes a fair proportion of both block and estate costs. Further details are being obtained and will be made available to interested parties.



Location

Occupying a sought-after position in central Northampton, this first-floor apartment is ideally placed for professionals seeking a well-connected period home with excellent access to local amenities. Northampton General Hospital and the town centre are both within comfortable walking distance, as is the lively Wellingborough Road, known for its broad selection of independent shops, cafés, and restaurants.

Also nearby is Abington Park — Northampton's oldest and most celebrated public park. Extending to approximately 100 acres, the park offers landscaped grounds, two lakes, a café, play areas, and a fitness trail. It occupies the site of a former medieval village, with historic buildings dating back over 700 years. The 500-year-old museum and octagonal bandstand play host to a range of community and cultural events throughout the summer months.

For commuters, the location is highly convenient. Northampton Railway Station offers direct services to London Euston, and the M1 motorway is easily accessible by road.

The area is also well-served by a selection of reputable schools. These include the highly regarded Northampton School for Boys, along with Abington Vale Primary and Bridgewater Primary — all rated Good or Outstanding by Ofsted. Independent options nearby include Northampton High School for Girls, Quinton House, and Wellingborough School.

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In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



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)





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