



7 Redgrave Court  
Wellingborough, NN8 4HX



**Simpson & Weekley**

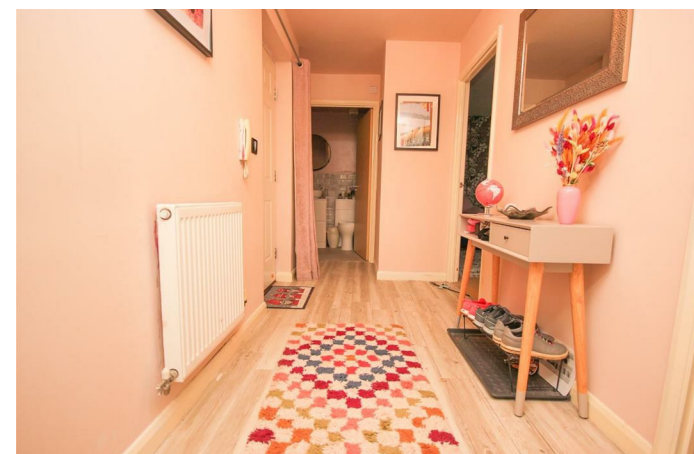
Situated at the end of a cul de sac on the Gainsborough Drive Estate is this two bedroom ground floor apartment. Offered in super decorative condition throughout and with a refitted kitchen and refitted bathroom. The property is raised at the front elevation providing security with step and slope free access to the rear and accessed via private intercom entrance. The two bedrooms are both of a good size with fitted wardrobes to the master. Outside there are two marked parking spaces allocated.

EPC ordered: Council Tax Band B, Lease Term: Approx 108 years remaining, Service Charge: £1800 per annum  
Ground Rent: £125 per annum

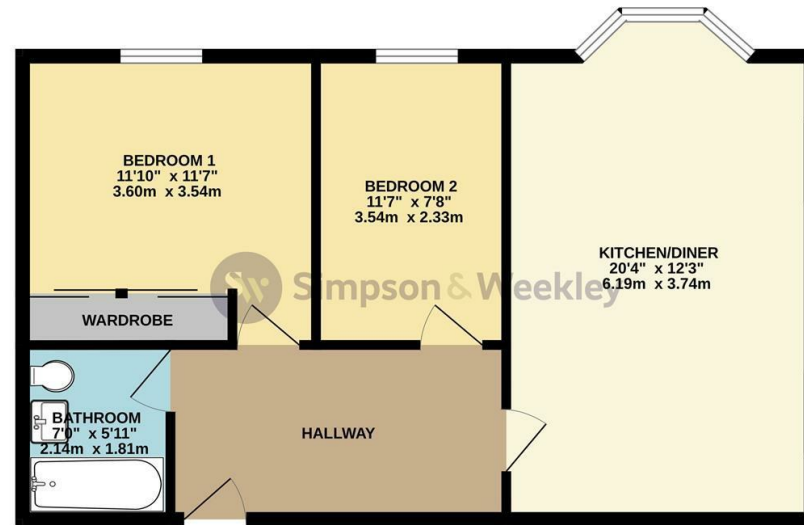
Under Section 21 of the Estate Agents Act 1979 we are required to disclose the seller/buyer of this property is a relation of an employee/employer of Simpson & Weekley Estate Agents.



Offers In Excess Of £139,000



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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