

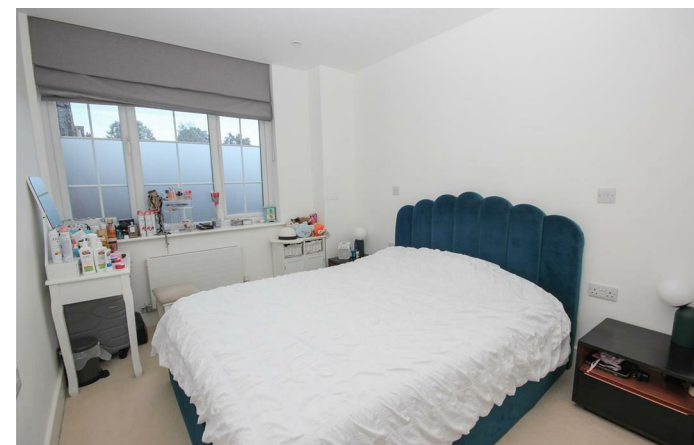


Flat 7 2-4 Arthur Street
Wellingborough, NN8 3FN



Simpson & Weekley

Welcome to this charming first floor apartment located on Arthur Street in Wellingborough. This delightful flat boasts two bedrooms. This flat is in a convenient location with all the amenities you could need right at your doorstep. As you step inside, you are greeted by a generous open plan kitchen and living room, ideal for entertaining guests or simply relaxing after a long day. The main bedroom features a fitted wardrobe, providing ample storage space, while the second bedroom offers plenty of room for a double bed or could be used as a home office. There is also a modern bathroom with bath and shower. One of the standout features of this property is the gated parking to the rear, ensuring your vehicle is safe and secure with one designated space. Additionally, the communal lift and intercom system provide convenience and peace of mind for residents. The lease has a substantial 118 years remaining, with a fixed ground rent of £193 per year for the next 10 years and a service charge of £1759 per year. EPC 80/C. Council tax band B.



Asking Price £195,000

2 1 1



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS