

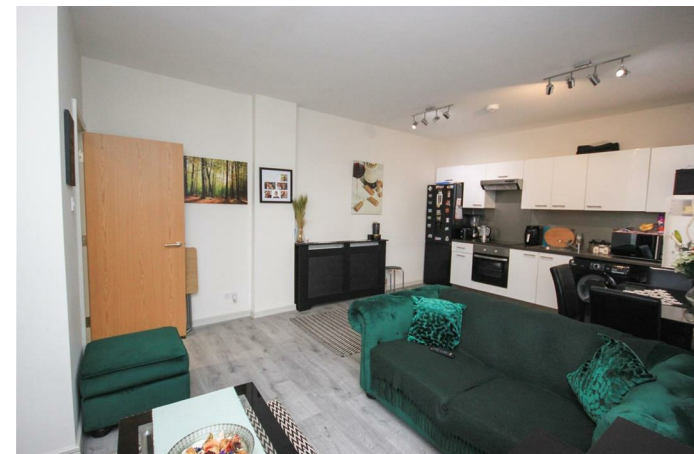


Flat 31 Avon House, 2 Tithe Barn Road  
Wellingborough, NN8 1GD



**Simpson & Weekley**

Welcome to Avon House, located at on Tithe Barn Road in the heart of Wellingborough's town centre. This charming apartment boasts a modern and stylish living space perfect for those seeking comfort and convenience. Upon entering, there is a modern bathroom, then you are greeted by a spacious open plan lounge and kitchen area, ideal for entertaining guests or simply relaxing after a long day. There is a modern kitchen with integrated hob and oven, while the generous sized bedrooms offer a peaceful retreat for a good night's sleep. For added security and peace of mind, the property features an intercom system and a lift for easy access. Additionally, the barrier car park provides a secure environment for your vehicle, with the convenience of one allocated parking space which is owned. EPC 70/C. Council tax band B. Ground rent £175 per year. Service charge £268 per quarter.



Offers In Excess Of £150,000

 2  1  1



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 559sq.ft. (51.9 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.  
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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>	70	71
(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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