



54 Nest Farm Crescent

Wellingborough, Northamptonshire NN8 4TY

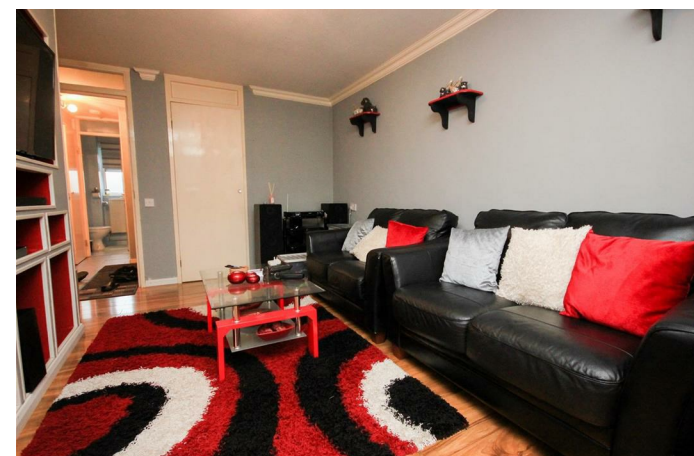
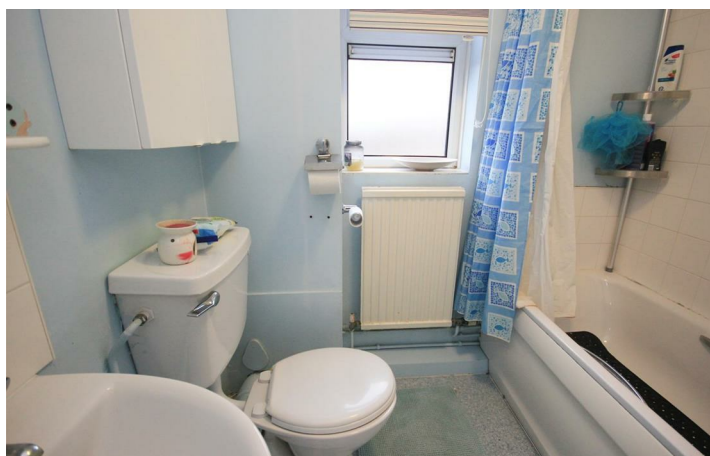


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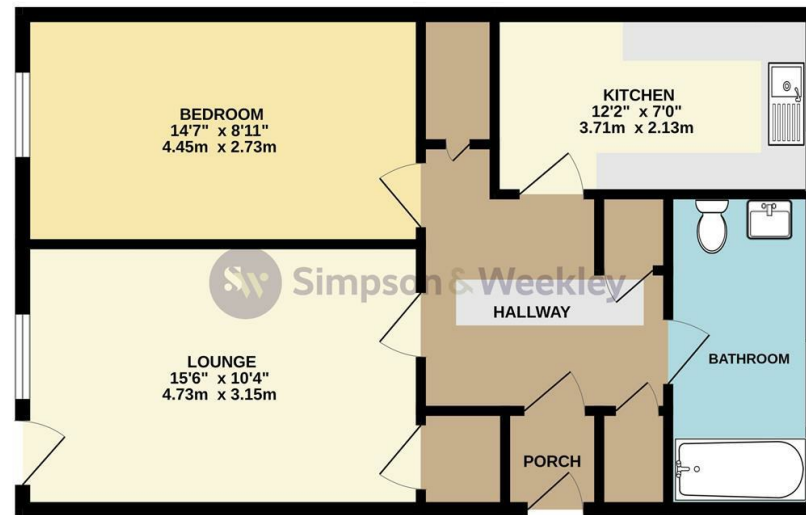
Situated on Nest farm crescent, a short drive to Wellingborough Train Station, which provides a direct train link to London St. Pancras, this one bedroom second floor flat is perfect for a starter home. The property consists of one bedroom, bathroom, kitchen and generous size lounge. There is a intercom system for entry. To the rear of the property there is a communal garden laid to lawn. This home must be seen to be fully appreciated. Ideal for a starter home or as an investor buyer. The property is also close to schools and local amenities. 116 year lease remaining, fees service charge 250-300 p/a and ground rent £10p/a. EPC 79/C and Council Tax Band A.



Offers In Excess Of £90,000



GROUND FLOOR



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.
Made with Metreapp C2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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