



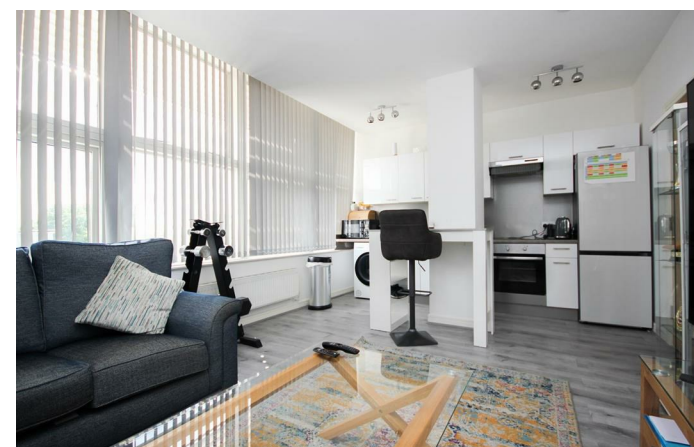
36 Tithe Barn Road  
Wellingborough, NN8 1GD



**Simpson & Weekley**



Offered to the market with no upward chain is this well presented, two bedroom office conversion apartment. Situated on the top floor with views over the town, this property boasts two double bedrooms, a modern kitchen open plan to the living space and a family bathroom, all accessed via the hallway. The building itself has a communal hallway, stairs and a lift and the current owner purchased a parking space in the car park visible from the apartment. Located in the heart of the town close to the shopping centre, High Street and Croyland Gardens, this property comes with convenience in abundance. The town's Railway Station has direct trains to London St Pancras in under an hours journey and the A45 is easily accessible for anyone looking to commute with work. A fantastic first time purchase, property to downsize to or buy to let investment. Lease details: 147 years, £ 173p/a Ground Rent, £1083 p/a service charge. EPC Rating D, Council Tax Band B



Offers Over £150,000



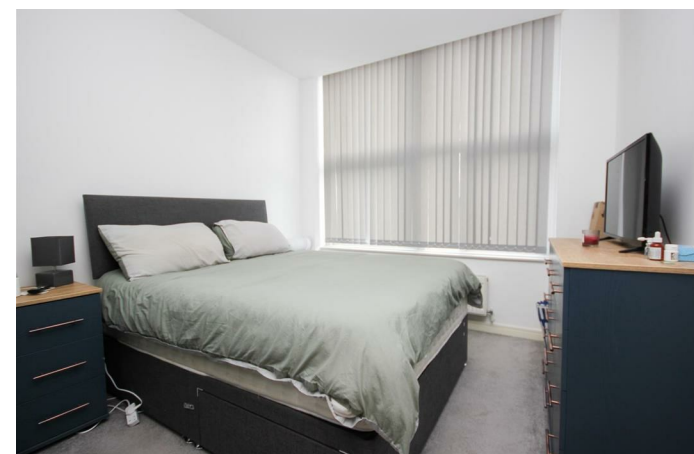
2



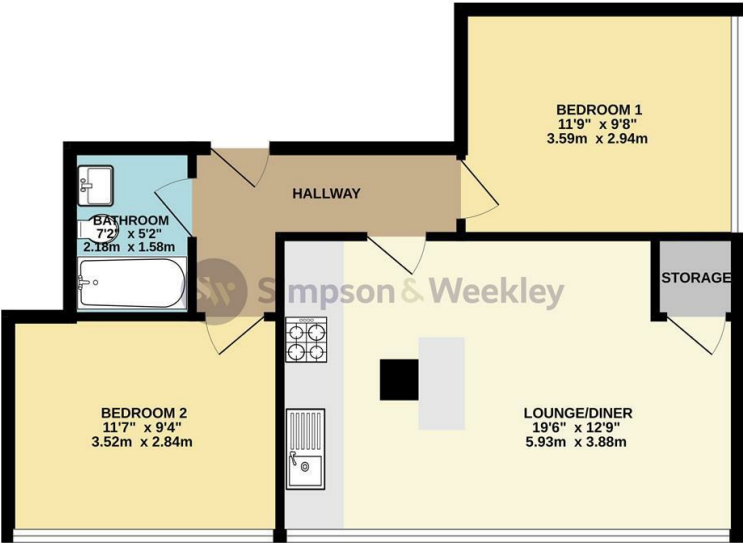
1



1



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.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.  
Made with Metropac C3025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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](mailto:wb@simpsonandweekley.co.uk)

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS