

Flat 3
103 Croyland Road
Wellingborough
NN8 2FB

£140,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Welcome to this charming two-bedroom ground floor apartment located on Croyland Road in Wellingborough. Built in 2010, this property boasts a modern feel with a touch of elegance.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The apartment features two bedrooms, providing ample space for individuals a small family, guests, or even a home office.

One of the highlights of this property is the en-suite bathroom attached to the main bedroom, offering convenience and privacy. Additionally, there is a family wet room, adding a touch of luxury to your everyday routine.

Parking will never be an issue with the allocated parking space for one vehicle, ensuring you always have a secure place to park.

Conveniently located close to the town centre and bus routes, this apartment offers easy access to amenities and transportation, making it an ideal choice for those who value convenience.

With no upper chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own this lovely apartment in a desirable location. Contact us today to arrange a viewing and take the first step towards calling this place your new home.

Lease Information - Title Deed extract

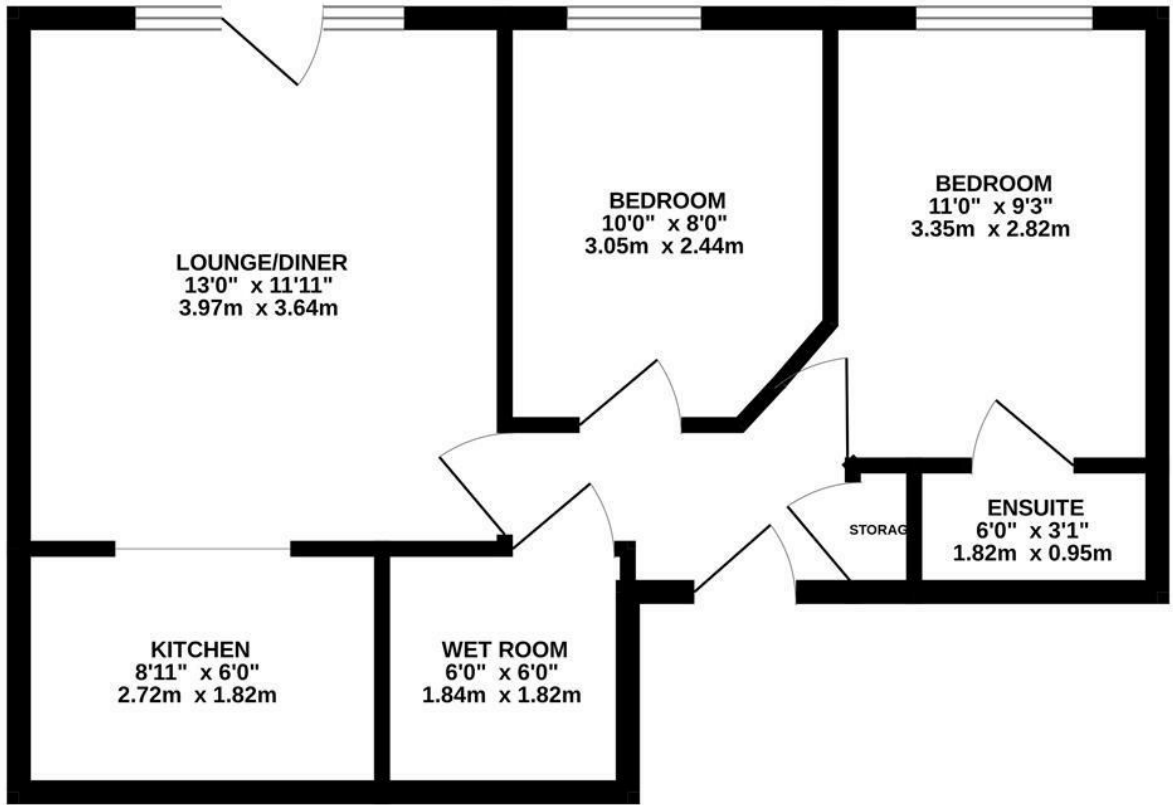
Term : 155 years from inception 01.01.2010

Flat 3 Croyland Road NN8 2FB - Lease currently 141 years remaining. Ground rent is quoted at £330.64 total annual service charge £1160.49 (combined) with ground rent building insurance last quoted at £263.00 p.a - this is reviewed every year.

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Floor Plan

GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.4 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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AT A GLANCE...



Open Lounge/Diner



Fitted Kitchen



Two Bedrooms



En-Suite & Separate Wet Room



Small Patio Area



Allocated Parking





SELLER'S SECRET

With double glazed French from the living area and the bedroom this property benefits from lots of natural light



Why we like it....

Being a ground floor property this apartment will not only appeal to first time buyers and professionals but to anyone who stairs are not convenient for.

To buy or not to buy....

OSCAR JAMES

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