

97 Waterside Road
Wellingborough
NN8 1PD

£156,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James is pleased to offer for sale this two bedroom top floor apartment within walking distance of Wellingborough town centre, Castlefields Park and Wellingboroughs train station with it's main line to St Pancras International.

The top floor can be accessed by an elevator or stairwell if you want to get your steps in!!! The rewards of being a top floor property are made clear once you look out over the views. This small development is ideally located for commuters and would make for a great investment for the future.

In brief the accommodation comprises: Communal entrance, Entrance

hall, Open planned Lounge/dining and kitchen area with Juliet balcony, two bedrooms and family bathroom.

The property further benefits from double glazing, gas central heating, integrated kitchen appliances and allocated parking.

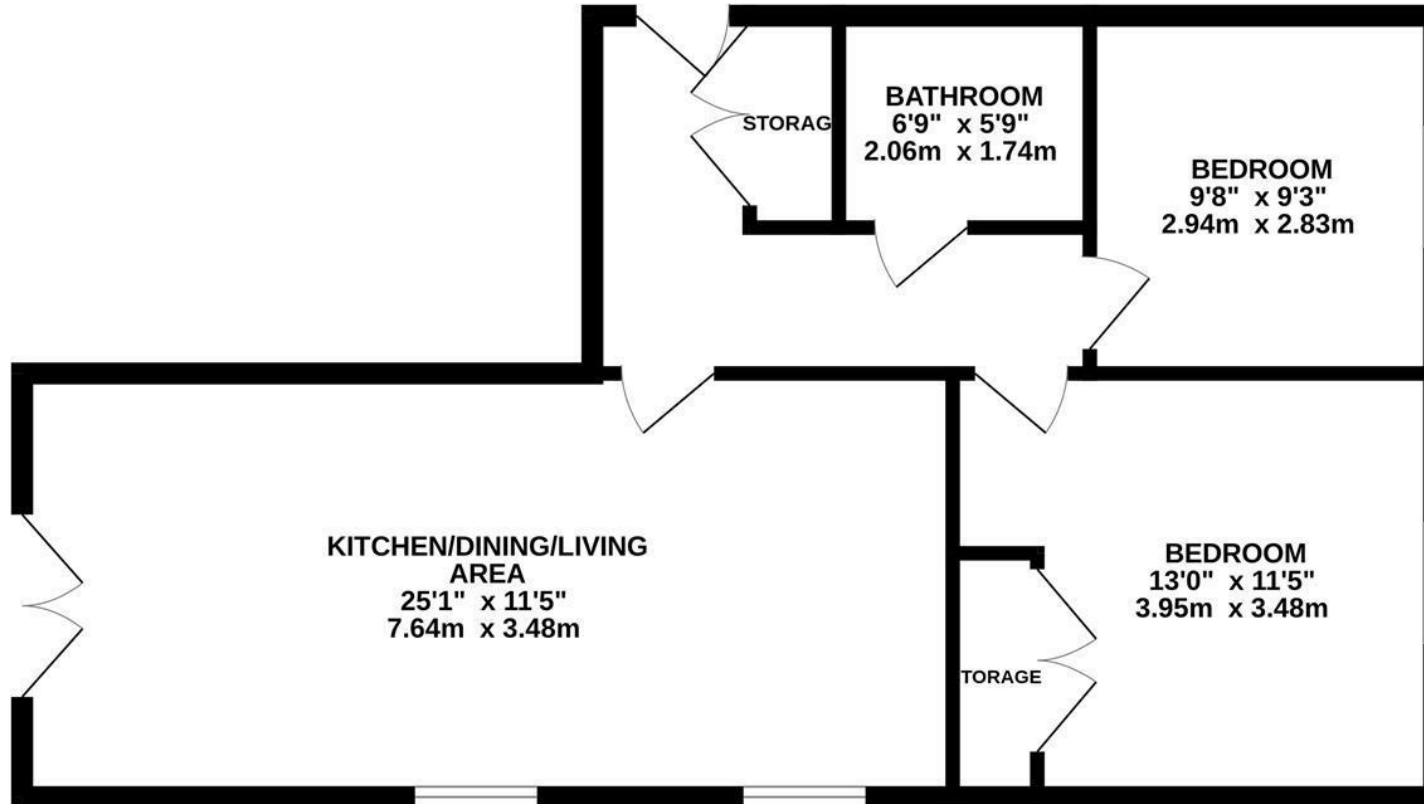
Notes:

97 Waterside Road, Wellingborough NN8 1PD - Lease 125 years from inception, with 117 years remaining. Ground rent is currently quoted at £250.00 p.a and Annual service charge is currently quoted at £1496.62 p.a.

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Floor Plan

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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 Planned Kitchen/Diner & Lounge



Integrated Appliances



Two Bedrooms



Family Bathroom



Communal Garden



Allocated Parking





SELLER'S SECRET

I love how light and spacious the top floor flat is with a lovely view of the park and with a short walk to town and the train station the location is great.



Why we like it....

In our opinion this top floor apartment offers security and privacy for any potential purchaser with the added benefit of not having people walking around above you.

OSCAR JAMES

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To buy or not to buy....
