

Midland Road - Granville
Chambers
3rd Floor
Wellingborough
NN8 1HA

£80,000

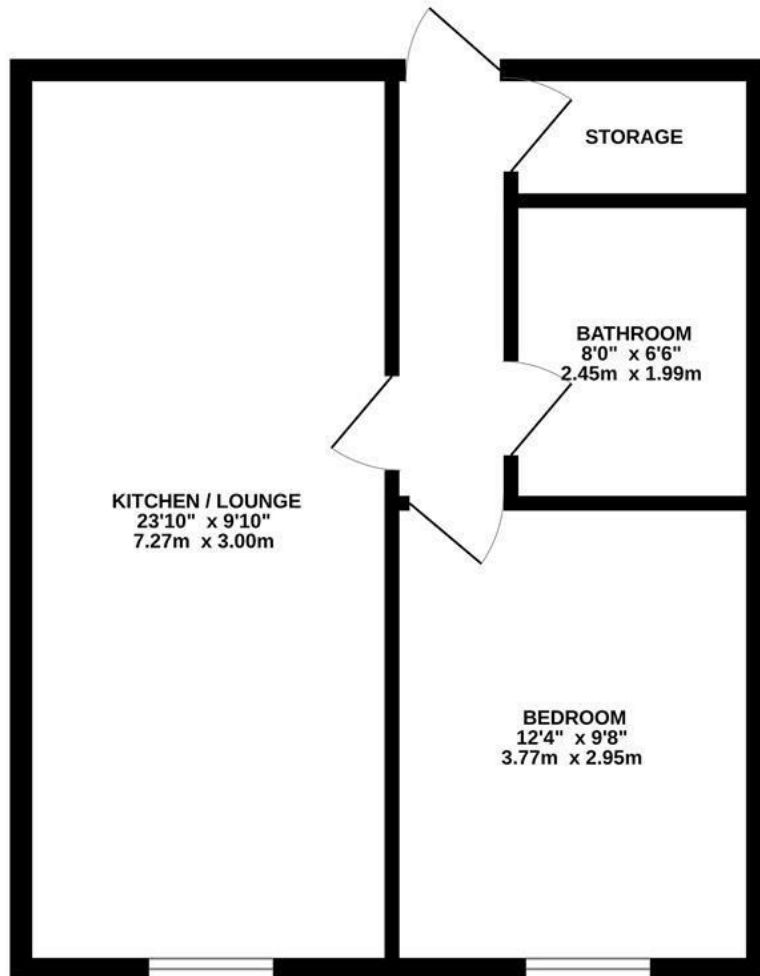


OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



AT A GLANCE...



Lounge / Open Plan with Kitchen



Kitchen/ Lounge/Diner



Spacious Double Bedroom



Generously proportioned and modern Bathroom.



custom text 6



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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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WHAT'S GREAT?

Granville Chambers, Wellingborough 1A Midland Road - Leasehold -Chain Free

Welcome to this charming property located on Midland Road in Wellingborough. Situated on the 3rd floor, this delightful house offers a cosy retreat for anyone looking to settle down in a convenient location.

This property is ideal for those seeking a comfortable home with all the essentials on one floor. Whether you are a first-time buyer, downsizing, or looking for a rental investment, this house has the potential to meet your needs.

A spacious 1 Bedroom top floor apartment, in the centre of Wellingborough. Offering 44 sqm/ 473.6 sq.ft of accommodation.

This apartment benefits from it's own internal entrance hallway, leading to further accommodation, spacious modern bathroom tiled to splash areas and white suite. A generously proportioned Double Bedroom and a open plan lounge and kitchen diner space.

The property could benefit from a light refurbishment including kitchen units and flooring to the hall and living area.

Conversion

This 19th century four storey former office building, in central Wellingborough was designed to offer sixteen, one and two bed apartments. After initial feasibility and survey, Planning Permission was obtained, working drawings prepared and Building Regulation approval sought with work commencing on site in May 2015.

Don't miss out on the opportunity to make this house your own and enjoy the convenience of living on Midland Road. Contact us today to arrange a viewing and take the first step towards calling this charming property your new home.

Wellingborough train station is within 20 mins walk (0.8 miles) of the property - with train service into London St Pancras, journey time around 1 hour.

Contact Oscar James today to arrange a viewing 01933 830 300

Notes:

Lease term 999 years from inception 2015.

Service Charges & Ground Rent

Client advised £600 per annum approximately (subject to confirmations).

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SELLER'S SECRET

With a centre of town location, access and convenience to the local amenities including high street & shops is second to none. This is a rare opportunity to acquire, a long leasehold on a property,

Opportunity to add value - with a refurbishment.

Convenient to the Train Station (0.8m) walking distance of just under 20 minutes.

Why we like it....

A rare find in the centre of town - Ideal for a first time purchase or investor seeking opportunity to secure at a good price point.

We are advised by the owner there is currently 990 years remaining on the leasehold!

OSCAR JAMES

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To buy or not to buy....
