

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



**“Step up in the World”**



## “Step up in the World”

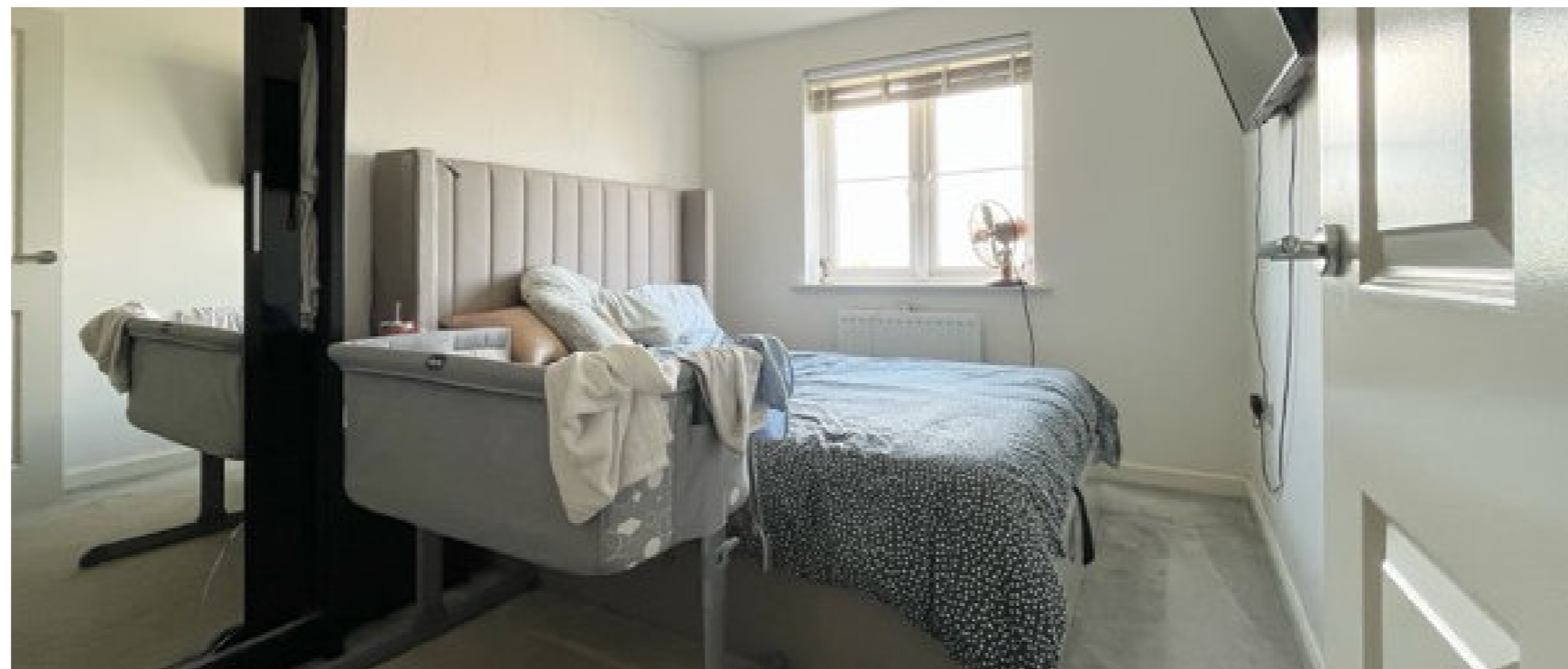
Impeccably finished and beautifully presented, this first-floor apartment boasts excellent accommodation in a highly convenient location, making it an ideal choice for those stepping onto the property ladder.

### Property Highlights

- Located in the desirable Stanton Cross development, this property is a short walk from Wellingborough train station, offering a direct route to London St Pancras, making it an ideal choice for commuters.
- Convenient travel links by car are easily accessible, with the A509, A45, and A6 nearby. You can reach Rushden Lakes Shopping Centre by car in approximately 10 minutes.
- Beautifully presented two bedroom second floor Apartment, offering generous proportions and a modern and contemporary finish throughout.
- Entrance through the front door leads into the generous Entrance Hall with carpet flooring, three storage cupboards and doors to the Rooms.
- Fantastic open plan Kitchen/Living/Ding Room providing a modern style of living with ample space to cook and entertain. There are French doors from the Living Area leading to a cast iron Juliet Balcony allowing for an abundance of natural light to flood the room.
- The modern Kitchen is open to the Living Room and features ceramic tiled flooring, an array of high gloss eye and base level units with soft close, roll top work surfaces with an upstand, a stainless steel sink and draining board, and integrated appliances to include a fridge/freezer, a washing machine/dryer, dishwasher, low-level electric oven, four ring gas hob, and a stainless steel extractor hood.
- Generously sized family Bathroom, finished to a high standard with a heated towel rail and a three piece suite to include a low-level WC, a pedestal wash hand basin, and panel enclosed bath with Shower over.
- Two bedrooms, with Bedroom Two boasting a cast iron Juliet Balcony on the side elevation, and Bedroom One, a generously sized double room, featuring an alcove ideal for a fitted wardrobe.
- 995 year lease commencing from 2018
- Service charge of £1550 per annum.



Irthlingborough Road,  
Wellingborough,  
NN8 1TE



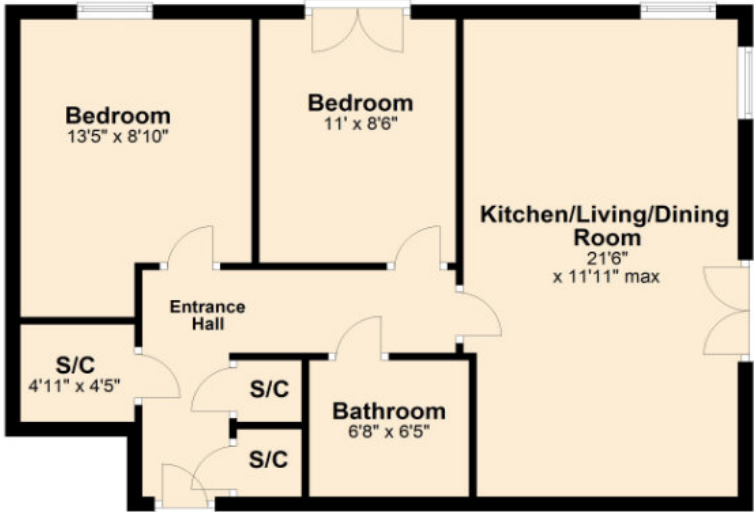
### Outside

The Property is located in a desirable block of modern Apartments and conveniently located in the heart of the Stanton Cross Development. Once finished, the planned local amenities will include the primary school, a pub/restaurant and various other shops. A passageway sits to one side of the Apartments with access into the private car park and allocated parking just for residents. From the parking area there is a small lawn and planted area maintained by the management company and steps and a ramp lead up to the rear access into the communal areas. In addition to this there is a further communal door at the front of the communal areas are well kept with a staircase leading up to the first floor where you will find this wonderful Apartment.

# Floorplan



Ground Floor



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