

for sale

£140,000



Spencer Road Wellingborough NN8 2QB

*** Well presented throughout is this two double bedroom apartment benefiting from generous lounge diner, refitted bathroom and en-suite, kitchen and allocated parking space. Situated just 2.1 miles from Wellingborough Train Station this property has a lot to offer in our valuers opinion! ***

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Entrance Hall

Double glazed door, storage cupboard and radiator.

Lounge

20' 7" Max x 13' 10" Max (6.27m Max x 4.22m Max)

Two double glazed windows and radiator.

Kitchen

13' 2" x 6' 2" (4.01m x 1.88m)

Double glazed window. Fitted with a range of wall and base units with work surfaces over, stainless steel sink drainer with tiling to water sensitive areas. Electric oven and hob with cooker hood over, space for fridge/freezer and washing machine. Radiator.



Bedroom One

13' 3" Max x 12' 7" Max (4.04m Max x 3.84m Max)

Double glazed window, fitted wardrobes and radiator.

En-Suite

Shower, low level wc and wash hand basin with ladder style radiator and tiling to water sensitive areas.

Bedroom Two

11' 2" Max x 8' 1" Max (3.40m Max x 2.46m Max)

Double glazed window.

Bathroom

Bath with shower over, low level wc and vanity wash hand basin with radiator and tiling to water sensitive areas.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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66 High Street
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Property Ref: RDN405654 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2100.00

Ground Rent: 100.00

view this property online connells.co.uk/Property/RDN405654

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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