







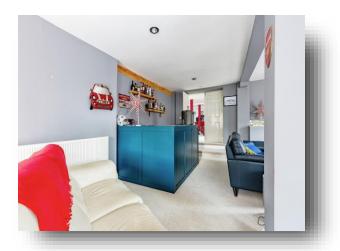


# welcome to

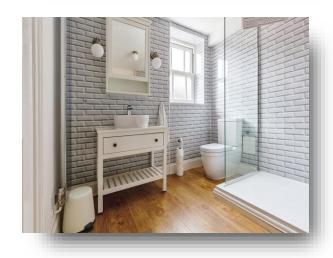
# **Grove Street, Raunds Wellingborough**

\*\*\*NO ONWARD CHAIN - ABSOLUTELY STUNNING EXECUTIVE APARTMENT - LARGE OUTDOOR TERRACE\*\*\* This incredible apartment is quite simply outstanding in every single way. An ideal combination of equisite period features interspersed with modern touches, this apartment would make a fantastic home.

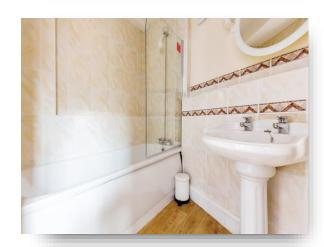












## **Hallway**

#### Cloakroom

WC, hand wash basin, radiator.

## **Open Plan Living Area**

18' 1" x 42' 7" ( 5.51m x 12.98m )

Four double glazed windows to side aspect, large seating area, room for dining table, modern fitted kitchen including fitted cupboards, space for double fridge/freezer, plumbing for washing machine and dishwasher, double belfast sink, combi boiler, plenty of worktop space, induction hob, electric oven. Separating wall housing space for small office, storage cupboards, doors leading to balcony and bedrooms.

## Lounge / Bar

18' x 27' 3" (5.49m x 8.31m)

Separate lounge/bar area with plenty of room for seating and room for pool table, wooden corner bar with space for fridges, three double glazed windows to front and side aspects, double glazed french doors leading to balcony with space for bistro table.

#### **Bedroom One**

9' 10" x 16' 4" ( 3.00m x 4.98m )

Two double glazed windows to side aspect, radiator, built in wardrobes, door to ensuite.

#### **Ensuite One**

Bathtub with shower over, fully tiled, hand wash basin, WC.

#### **Bedroom Two**

16' 4" x 9' 10" ( 4.98m x 3.00m )

Two double glazed windows to side aspect, radiator, built in wardrobe, door leading to ensuite.

#### **Ensuite Two**

Large shower cubicle with subway tiling, WC, hand wash basin, double glazed obscured window to side.

### **Outdoor Terrace**

Private balcony overlooking the car park, currently astroturfed, enclosed by wrought iron railings,

#### Car Park

Private car park situated to the rear with an allocated space with electric vehicle car charger.





## welcome to

# **Grove Street, Raunds Wellingborough**

- STUNNING MODERN APARTMENT
- LARGE SUN TERRACE AND BALCONY
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- TWO ENSUITE BATHROOMS

Tenure: Leasehold EPC Rating: C

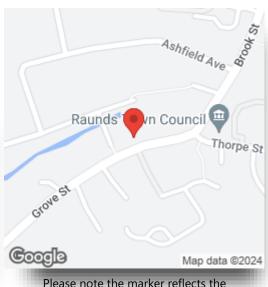
This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000







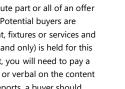


postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RDS106231



Property Ref: RDS106231 - 0005 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01933 626625



william h brown

raunds@williamhbrown.co.uk



57 Brook Street, Raunds, WELLINGBOROUGH, Northamptonshire, NN9 6LL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.