



Park Road, Raunds Wellingborough NN9 6JL

welcome to

Park Road, Raunds Wellingborough

A beautifully presented modern one-bedroom apartment situated within a desirable development close to the heart of Raunds. Offering spacious, open-plan living accommodation, stylish kitchen and bathroom, and allocated parking, this property is perfect for first time buyers or investors.



Communal Entrance

Entered via doors to the front aspect, stairs and lifts to all floors.

Entrance Hall

Entered via door leading to porch.

Lounge

13' 4" max x 12' 7" max (4.06m max x 3.84m max)

Two double glazed windows to the side and rear aspect and wall mounted electric heater.

Kitchen

6' 10" x 5' 8" (2.08m x 1.73m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, built in electric oven and induction hob over, space for fridge/freezer, plumbing for washing machine and double glazed window to the rear aspect.

Bedroom One

13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window to the front aspect and wall mounted electric heater.

Bathroom

Suite comprising bath with mixer tap and shower attachment over, wash hand basin, low level WC, extractor fan, door to cupboard housing wall mounted Emersh heater and double glazed obscure window to the rear aspect.



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Park Road, Raunds Wellingborough

- Light & Spacious Open-Plan Living Area
- Allocated Parking Space
- Ideal First Time Buy or Investment Opportunity
- Walking Distance to Local Amenities
- Excellent Road Links via A45 & A14

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDS106529 - 0003

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 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 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.

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.



william h brown



01933 626625



Raunds@williamhbrown.co.uk



57 Brook Street, Raunds, Northamptonshire,
NN9 6LL



williamhbrown.co.uk