



**Sylvanus House Kiln Way, Wellingborough NN8 3TX**

**welcome to**

## **Sylvanus House Kiln Way, Wellingborough**

Offered for sale in this one bedroom second floor flat. The property has been recently upgraded by the Great Well Homes and providing off road parking in a communal car park for residents with a parking permit costing £5 per year. This flat would be an excellent rental investment.

### **Agents Note**

We have been advised by the vendor that the Service charge is £61.60 Per Annum the Ground Rent is £10 Per Annum and the Building Insurance is £41.41 Per Annum.

### **Communal Entrance**

Entered via a door with entry phone access only, stairs rising to second floor balcony.

### **Entrance Hall**

Entered via door to the front aspect, door to large airing cupboard and storage cupboard and doors to:

### **Lounge**

16' 6" x 11' 6" ( 5.03m x 3.51m )

Double glazed window to the front aspect, electric fire, warm air vent and double glazed door onto balcony.

### **Kitchen**

15' 7" max x 5' 10" ( 4.75m max x 1.78m )

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, tiling to splashback areas, fitted electric cook and hob with extractor fan over, space for white goods and double glazed window to the front aspect.

### **Bedroom One**

10' 8" x 10' plus door recess ( 3.25m x 3.05m plus door recess )

Double glazed window to the side aspect.

### **Bathroom**

Suite comprising bath with shower over, wash hand basin, low level WC, partly tiled and double glazed window to the side aspect.

### **Externally**

Communal car park for off road parking can also buy a residents parking permit costing £5 per year.





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## Sylvanus House Kiln Way, Wellingborough

- One Bedroom Flat
- Second Floor Flat
- Communal Car Park (£5 Per Year For Residents Permit)
- Excellent Rental Potential
- A Good First Time Purchase

Tenure: Leasehold EPC Rating: C

# £115,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:  
WBR111122 - 0006

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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.



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