

# **Arthur Street, Wellingborough NN8 3FN**

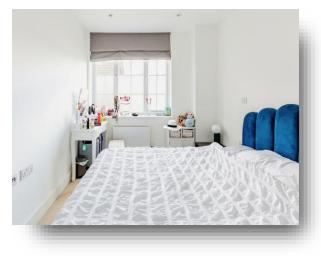


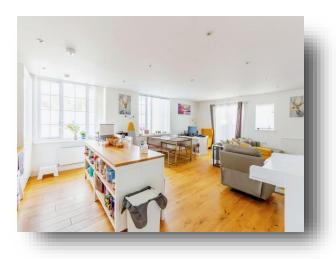
# welcome to

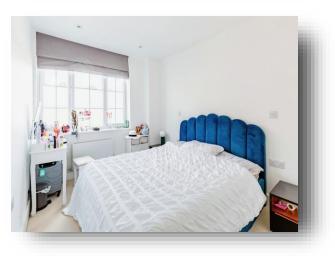
# Arthur Street, Wellingborough

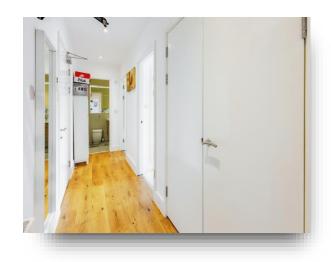
Situated in a sought after location close to local amenities, this impressive and well presented first floor, two bedroom apartment offers generous accommodation boasting a living area measuring 27' x 17'9. The property benefits from double glazing, gas central heating and two generous bedrooms.













#### **Entrance Hall**

Door to side, built-in storage cupboard, wood style flooring, intercom, radiator.

#### Lounge

17' 9" x 27' ( $5.41m \times 8.23m$ ) Double glazed window to side, further double glazed French door to the balcony, window to rear, wood style flooring, two radiators.

#### **Kitchen Area**

Kitchen comprising a range of base and wall units, built-in oven, hob and extractor, one and a half bowl single drainer stainless steel unit, built-in washing machine.

#### **Bedroom One**

11' 2" x 8' 11" (  $3.40m\ x\ 2.72m$  ) Double glazed window to side, built-in wardrobes, radiator.

#### **Bedroom Two**

10' x 9' 9" ( 3.05m x 2.97m ) Double glazed window to side, radiator, built-in wardrobes.

#### Bathroom

Suite comprising low level WC, vanity unit with wash hand basin, paneled bath with shower over, wall mounted heated towel rail, tiled splash backs and floor, extractor fan.

#### Outside Parking One parking space.



### welcome to

# **Arthur Street, Wellingborough**

- First floor apartment
- Two bedrooms
- Generous living accommodation
- Juliet balcony
- Gas central heating •

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000





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Property Ref: WBR113021 - 0004 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.

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# william h brown



R

# 01933 276622

wellingborough@williamhbrown.co.uk

5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



#### williamhbrown.co.uk

