





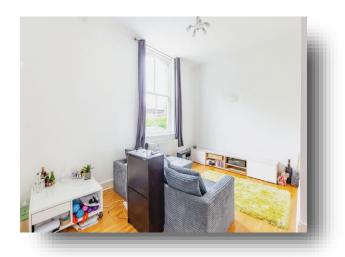


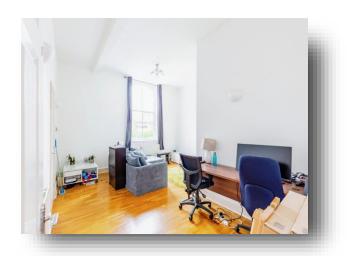


welcome to

The Cloisters, Irthlingborough Road, Wellingborough

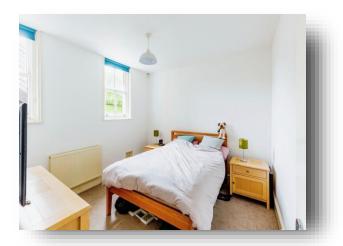
A rare opportunity to purchase this beautifully converted two bedroom ground floor apartment which retains the charm and character of the original building, formerly the old hospital. The property offers generous living accommodation and is located within easy access to the town centre.













Communal Hall/ Entrance Hall

Two frosted windows to front, wood flooring, radiator.

Lounge

16' 4" x 15' 2" narrowing to 8'10 (4.98m x 4.62m narrowing to 8'10)

Window to rear, radiator wood flooring, two wall light points.

Kitchen

7' 2" x 8' (2.18m x 2.44m)

Window to rear, kitchen comprising one and a half bowl single drainer sink unit inset to work surface, base and wall storage units, built-in oven, hob and extractor hood, wall mounted boiler, tiled splash backs, built-in dishwasher, plumbing for washing machine, built-in fridge/freezer, ceiling lights.

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m) Window to side, radiator.

Bedroom Two

7' 9" x 7' 5" (2.36m x 2.26m) Window to side, radiator.

Bedroom Three

5' 7" x 4' 10" (1.70m x 1.47m) Window to rear, radiator.

Bathroom

Suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splash backs and floor, ceiling lights, extractor fan,





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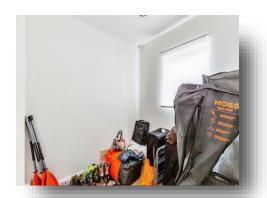
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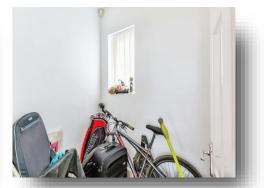
- Ground floor apartment
- Two generous bedrooms
- Charm and character
- Allocated parking
- Easy access to the town centre and train station

Tenure: Leasehold EPC Rating: D

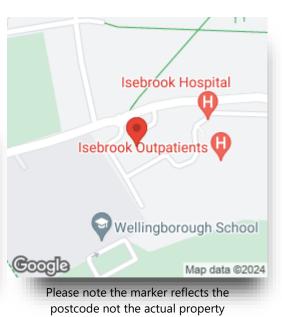
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000





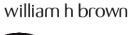




view this property online williamhbrown.co.uk/Property/WBR113220



Property Ref: WBR113220 - 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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