



Court Mews, Irthlingborough Road, Wellingborough NN8 1PG

welcome to

Court Mews, Irthlingborough Road, Wellingborough

William H Brown are pleased to offer this rarely available and beautifully converted Grade II Listed property which should be viewed to fully appreciate this generous and spacious first floor one bedroom apartment. Situated in the original hospital grounds, and located close to the town centre.



**Communal Hall
Entrance Hall**

Door to side, radiator, wood laminate flooring, intercom phone.

Bathroom

Frosted double glazed window to front, suite comprising panelled bath with shower over and screen, low level WC, pedestal wash hand basin, tiled splash backs, wood laminate flooring, radiator.

Dining Room

11' 4" x 18' 4" (3.45m x 5.59m)

Window to front, built-in dresser unit with plumbing for washing machine, radiator,

Kitchen

11' 4" x 11' 3" (3.45m x 3.43m)

Window to rear, one and a half bowl stainless steel sink unit inset to work surface, base and wall storage units, built-in oven, hob and extractor, wood laminate flooring, tiled splash backs.

Lounge

24' 9" x 21' (7.54m x 6.40m)

Window to front, two windows to rear, exposed brick work to dado height, ceiling lights, two radiators.

Bedroom One

12' 4" x 9' 5" (3.76m x 2.87m)

Windows to rear, exposed wood flooring, radiator.



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Court Mews, Irthlingborough Road, Wellingborough

- Rarely available first floor apartment
- One bedroom
- Charm and character
- Lounge 24 ft x 21 ft
- Two allocated parking spaces

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.

offers in the region of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR113256 - 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 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.



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