



Court Mews, Irthlingborough Road, Wellingborough NN8 1PG

welcome to

Court Mews, Irthlingborough Road, Wellingborough

An individual two bedroom, second floor apartment within walking distance of the town centre, train station and offered with no chain. Viewing is recommended to appreciate the size of accommodation on offer.



Communal Hall

Entrance Hall

Door to front with steps down, wall mounted intercom phone, radiator.

Lounge Area

Irregular Shaped Room 15' 8" max x 12' 6" max (4.78m max x 3.81m)

Window to front, radiator, exposed beams to ceiling.

Kitchen Area

12' 5" max x 11' max (3.78m max x 3.35m max)

Window to front. Kitchen comprising one and a half single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and hood, plumbing for washing machine, tiled splash backs and floor, exposed beams to ceiling, radiator.

Bedroom One

Irregular Shaped Room 13' 9" max x 11' 9" plus recess (4.19m max x 3.58m)

Window to rear, exposed beams to ceiling, radiator.

Bedroom Two

Irregular Shaped Room 14' 8" max x 10' max (4.47m max x 3.05m)

Window to front, radiator.

Bathroom

Panelled bath with shower over and screen, pedestal wash hand basin, low level WC, radiator, tiled splash backs and floor.

Outside Parking

Allocated parking space.



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Court Mews, Irthlingborough Road, Wellingborough

- Two bedroom apartment
- Second floor
- Radiator heating
- East access to town and train station
- NO CHAIN

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.

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR113611 - 0008

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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