









## welcome to

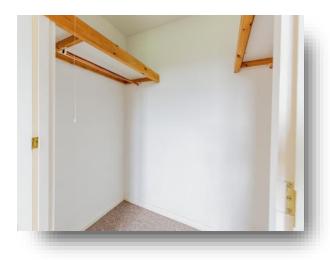
# **Duncan Court, Wellingborough**

This recently updated one bedroom top floor apartment benefits from new boiler, new carpets, redecorated and open views over Croyland Park and offered with no chain. Viewing is strongly recommended to appreciate the size of accommodation. Ideal for first time buyers or investors.













#### **Entrance Hall**

Double glazed door to front, built-in storage cupboard.

## Lounge

14' 2" x 11' 8" ( 4.32m x 3.56m )

Double glazed window to rear, radiator, coving to ceiling.

#### Kitchen

10' 1" x 8' 3" plus recess ( 3.07m x 2.51m plus recess ) Double glazed window to front. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base storage units, wall mounted boiler, radiator, tiled splash backs, coving to ceiling.

#### **Bedroom One**

11' 8"  $\times$  10' 4" ( 3.56m  $\times$  3.15m ) Double glazed window to rear, radiator, coving to ceiling, walk-in wardrobe 7'  $\times$  4'.

#### **Bathroom**

Frosted double glazed window to front. Bathroom comprising low level WC, pedestal wash hand basin, built-in shower cubicle, tiled splash backs, radiator, coving to ceiling.





## welcome to

# **Duncan Court, Wellingborough**

- One bedroom apartment
- New boiler and new carpets
- Double glazed and redecorated
- Overlooks Croyland Park
- Ideal for first time buyers or investors

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Dec 1992 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

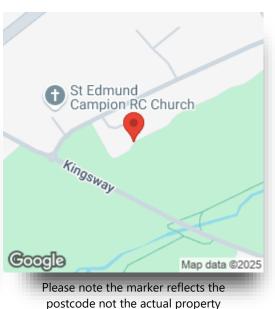
offers over

£135,000









view this property online williamhbrown.co.uk/Property/WBR113637



Property Ref: WBR113637 - 0003 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.



01933 276622



wellingborough@williamhbrown.co.uk



william h brown

5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



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.