



**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" x 10' 4" ( 3.56m x 3.15m )

Double glazed window to rear, radiator, coving to ceiling, walk-in wardrobe 7' x 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.



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113637 - 0003

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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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