



Total area: approx. 59.7 sq. metres (642.3 sq. feet)



**Flat 7, 38c Hatton Mews, Broad Green, Wellingborough, NN8 4LH** **£164,995**

"Hatton Mews" Located in this attractive stone fronted apartment block is this spacious & stylish one bedroom apartment which has been improved by the current owner in recent years and it's presented in first class condition.

Hatton Mews is a desirable over 55's complex which has been finished to a very high standard and is situated only a short walk away from Wellingborough town centre and all other local amenities. Benefits include: A superbly fitted kitchen with integrated appliances, smart shower room, main open plan living space measuring over 26ft in length, spacious bedroom, gas radiator central heating, UPVC double-glazing and a spacious hallway which certainly has room to create a study area and also there is a large storage cupboard.

Another great feature to note with this ground floor apartment is the outside patio area off the lounge which over looks the well tended gardens. A lovely outside space to socialise on a summers day.

The property would be ideal for an older couple or single person wanting a modern ground floor flat in a convenient location with ownership being restricted to residents over 55 years of age.

Lease Details - The initial lease term was 125 years from 1st January 2017. The seller advises that the current service charge payment is £62.48 per month.



Entrance Hall  
16'2 max x 15'6 max

Open Plan Living Space  
26'6 max x 11'6 max

Bedroom  
15'6 x 9'4

Shower Room  
7'8 x 6'3



Tenure: Leasehold  
Council Tax Band: B

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

