Ground Floor





sales 01933 224444 lettings 01933 222233

www.hawksbys.net



Flat 15, 22 Fields View, Wellingborough, NN8 1LZ

£145,000

NO UPWARD CHAIN! Ideally located only a short walk away from Wellingborough train station and town centre is this spacious ground floor apartment with a pleasant outlook at the rear overt Castle Fields. Benefits include: PVCu double glazing, modern kitchen & bathroom and 2 generous double bedrooms. To the front there is one allocated parking space and off the lounge/diner is an outdoor sheltered seating area.

The property also benefits from LOW SERVICE CHARGE & GROUND RENT!

Lease Length: 981 years remaining. LONG LEASE

Ground Rent : £150 per annum Service Charge : £223.50 per annum Building Insurance : £104.44 per annum

PLEASE CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'C'







Lounge/Diner 21'4 max x 9'7

Bedroom 1 15'1 x 9'8

Bedroom 2 15'1 max x 9'5

Kitchen 9'5 x 8'4

Bathroom 9'8 x 5'10





Tenure: Leasehold Council Tax Band: A

Viewing strictly by appointment with Hawksbys on 01933 224444





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

show the layout, and purchasers should check to some should be some purchase price.

Offer Procedure: To make an offer you will need to make a 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 ISAT 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 IT'S EXACT POSTITION 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!















