



TOTAL AREA: APPROX. 54.6 SQ. METRES (587.7 SQ. FEET)



**hawksbys**  
service & people you trust

sales 01933 224444  
lettings 01933 222233  
[www.hawksbys.net](http://www.hawksbys.net)

Photo Shows Whole Building



42 The Willows, Little Harrowden, Northamptonshire, NN9 5BJ

£149,500

A GREAT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT ! Situated in the sought after village of Little Harrowden is the spacious 2 bedroom first floor flat with single garage and countryside views to the front and rear. The property has been greatly improved by the current owners and benefits include: UPVC double glazing, smart refitted kitchen and bathroom, two generous sized bedrooms and quality interior decor throughout. To the front there is bay parking which allows one parking space per flat and there is the bonus of a single garage in a block nearby. To the rear there are wonderful communal gardens and lovely countryside views.

This property also benefits from having "NO UPWARD CHAIN"

There are 6 flats in total in the block and they all have an equal share of the freehold with a monthly service charge of £80.

A flat with a share of freehold is still leasehold, but it's a special arrangement where you also own a share of the freehold for the entire building. This means you have both a long lease for your individual flat of approximately 950 years and a shared ownership of the land and building itself, which gives you more control as a collective over things like ground rent, and building management.

EPC RATING: D

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







Entrance Hall

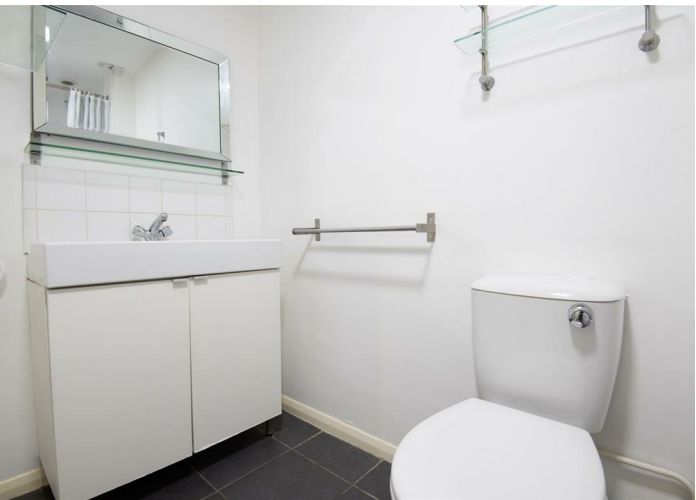
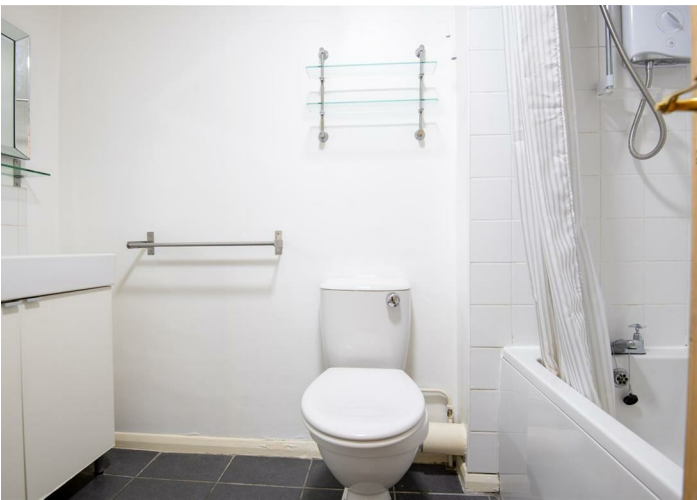
Lounge/Diner  
16'8" max x 10'1"

Kitchen  
10'1" x 6'0"

Bedroom 1  
13'1" x 8'11"

Bedroom 2  
13'1" x 7'8"

Bathroom  
8'5" max x 6'0" max



Tenure: Leasehold  
Council Tax Band: A

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 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 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 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!

