



TOTAL AREA: APPROX. 71.7 SQ. METRES (771.5 SQ. FEET)

hawksbys
service & people you trust

sales 01933 224444
lettings 01933 222233
www.hawksbys.net



23 Spencer Road, Wellingborough, NN8 2QB

£135,000

Hawksbys are pleased to offer to the market this 2 bedroom second floor apartment located on the 'John Lea Way' estate in Wellingborough ideally placed for easy access to local commuter routes. This spacious property comprises of the following: Entrance Hall, master bedroom with en-suite, bathroom, lounge/dining room, kitchen, gas radiator heating, double glazed windows and one allocated parking space.

This property would make a suitable first time purchase or buy to let investment!

CONTACT US TODAY TO ORGANISE YOUR VIEWING! 01933 22 44 44

This property is a leasehold and has 78 years remaining on the lease. There is a ground rent of £100 per annum that will increase to £200 per annum as of 2035 and a service charge of £1873.33 per annum.



Entrance hall
 Lounge/diner
 Kitchen
 Bedroom 1
 En suite
 Bedroom 2
 Bathroom



Tenure: Leasehold
 Council Tax Band:

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 IT'S 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!

