



# HARWOODS

Chartered Surveyors & Estate Agents



6 Lewis House, Sorrel Close, Isham  
Northamptonshire NN14 1HX

£199,950 Leasehold

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## 6 Lewis House, Sorrel Close, Isham, Northamptonshire NN14 1HX

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A well proportioned 2 bedroom first floor apartment available to potential buyers over the age of 50. The property has been stylishly modernised by the current owner over the last few years to create a very welcoming interior.

The accommodation includes a hallway with utility cupboard off, lounge/kitchen, two double bedrooms and shower room. The flat also has a garage and there is also communal residents/visitor parking and gardens.

Please note that pets are not allowed at this development.

The property is situated within the popular village of Isham which is convenient for Wellingborough, Kettering and the A14. There is a church, pub and village hall within the village. London St Pancras is around 55 minutes by train from Wellingborough Station.

Viewing is highly recommended.

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### Lease Details

Lease Term 100 years from and including 1 March 2011 to and including 28 February 2111. Seller advises that ground rent is £10 per year and service charge is currently £990 per year. This is collected as two instalments of £500 in January and June. The new flat owner will become a shareholder of the resident owned management company who own the freehold.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Entrance door, dado rail, loft hatch (loft ladder and part boarded), electricity consumer unit (replaced November 2021), coat cupboard and access to all rooms.

### Utility Cupboard

6'6" x 4'0" (1.98m x 1.22m)

Wall shelving and plumbing for washing machine (the existing washing machine is available by separate negotiation).

### Living Room/Kitchen

23'6" x 16'0" (7.16m x 4.88m)

Lounge area with electric radiator, ceiling coving, TV aerial point, Openreach master telephone socket, UPVC double glazed window to the side and UPVC double glazed patio door with Juliet balcony. Both the window and patio door have a pleasant outlook over the communal gardens.

The kitchen area has been refitted to provide a range of units including wall cupboards, base cupboards and base drawers. Oak worktops incorporating a lower level breakfast bar. Sink with mixer tap. Ceramic hob, integrated filter hood, electric oven and integrated dishwasher. Walk in storage cupboard with electric Heatrae Sadia Multipoint 15 domestic hot water heater and ample space to stand an upright fridge/freezer (existing fridge/freezer is available by separate negotiation).

### Bedroom 1

11'0" min x 10'5" (3.35m min x 3.18m)

Electric radiator, ceiling coving, built in wardrobe (with rail and shelf), and UPVC double glazed window to the side with pleasant outlook over the communal gardens.

### Bedroom 2

11'0" min x 6'9" (3.35m min x 2.06m)

Electric panel heater, ceiling coving, built in wardrobe (with rail and shelf) and UPVC double glazed window to the side with pleasant outlook over the communal gardens.

### Shower Room

6'6" x 6'6" (1.98m x 1.98m)

Refitted in recent years with a white suite comprising close coupled WC, vanity wash basin and large shower enclosure with Mira Sport electric shower fitting. Tiled walls, extractor fan, electric radiator and low energy inset ceiling downlights.

### Outside

Communal car parking area with both residents and visitors spaces. Single garage with metal up and over door. The garage does not have an electricity supply.

### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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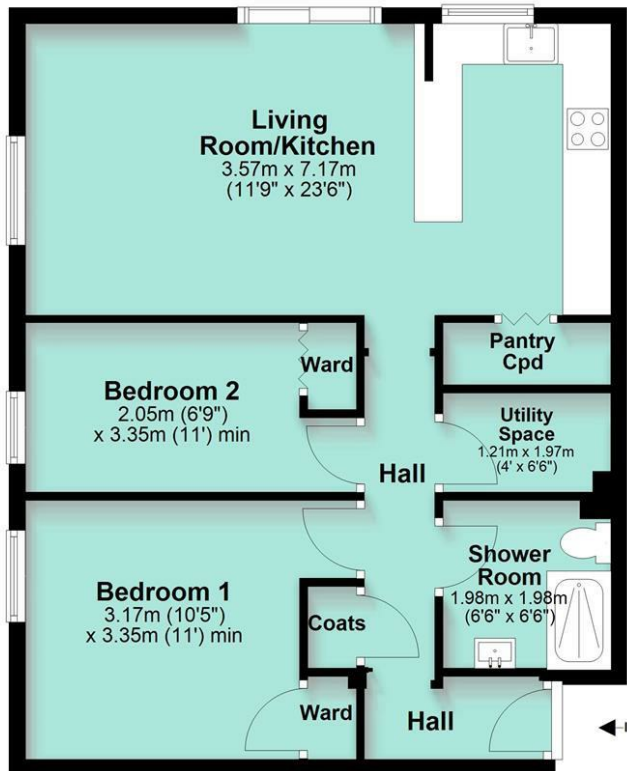
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### First Floor Flat



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		