



# HARWOODS

Chartered Surveyors & Estate Agents



Flat 13, 72 Lea Way, Wellingborough  
NN8 3GR

Fixed Asking Price £140,000 Leasehold

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## Flat 13, 72 Lea Way, Wellingborough, NN8 3GR

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A good sized purpose built two bedroom second floor flat situated in a modern block of flats built in 2019 for Greatwell Homes. The property is available with NO UPPER CHAIN and will be sold with the benefit of a new 990 year lease. Peppercorn ground rent and low service charge for the current year estimated at £297.00 per annum. Current annual insurance cost of £207.04 also payable.

The property is well presented and has the advantage of gas radiator central heating, UPVC double-glazing and a communal car park. The property would be ideal for a buyer wanting to get an affordable start on the housing ladder and offers good space with a total floor area of around 650 square feet.

The property is leasehold.

Viewing is highly recommended.

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### Tenure

The property is leasehold. We are advised that the sellers will be granting a new 990 year lease. Peppercorn ground rent. Current year service charge is estimated at just £297.00. Current annual insurance cost of £207.04 also payable.

### Entrance Hall

Entrance door, security intercom, airing cupboard (batten shelf and radiator), storage cupboard, radiator and doors off to bedrooms, living room and bathroom.

### Living Room

16'2" x 10'2" (4.93m x 3.10m)

Two radiator, TV/satellite aerial point, open-reach telephone point, UPVC double-glazed window looking onto Leaway, central heating programmer, open access through to kitchen.

### Kitchen

11'2" x 9'0" (3.40m x 2.74m)

Range of white gloss units to include base cupboards, base drawers, tall larder style unit and single wall cupboard. Worksurface, electric cooker socket, gas cooker point, radiator, concealed Baxi Duotec gas central heating boiler, plumbing for washing machine, two UPVC double-glazed windows with far-reaching views over the town and further UPVC double-glazed window looking onto Leaway.

### Bedroom 1

13'8" max x 9'0" max (4.17m max x 2.74m max)

Radiator, TV aerial point, telephone point and UPVC double-glazed window with far reaching views over the town.

### Bedroom 2

11'0" max x 7'9" max (3.35m max x 2.36m max)

Radiator and UPVC double-glazed window with far reaching views over the town.

### Bathroom

With white suite comprising close-coupled WC, pedestal

washbasin and panelled bath with Mira Sport electric shower over. Radiator, extractor fan and fully tiled bath surround.

### Outside

Communal car park

### 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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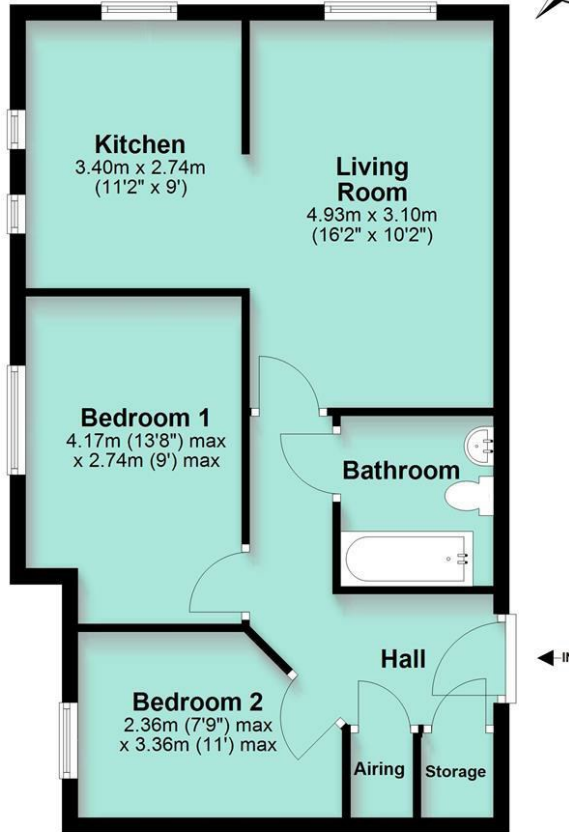


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### Second Floor Flat



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84	84

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