



# HARWOODS

Chartered Surveyors & Estate Agents



Flat 6 70 Lea Way, Wellingborough  
NN8 3GQ

£140,000

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## Flat 6 70 Lea Way, Wellingborough, NN8 3GQ

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For sale with no upward chain; a modern, purpose built apartment positioned to the west of the town which is conveniently placed for shops, schools and Queensway Park. The flat comes with a parking space and has access to a communal garden. Located approximately 2 miles from the Wellingborough train station (providing a service to London St Pancras in around 50 minutes) the flat is well placed for both the A45 road network (in turn linking to the M1, A14 & A6) and Park Farm Industrial Estate.

Featuring UPVC double glazing and gas central heating, the apartment offers well proportioned accommodation that consists of an 'L' shaped hallway with useful storage cupboards, rectangular lounge dining room that opens onto a modern kitchen, 2 good size bedrooms and bathroom suite.

The flat is ideal for a buyer wanting to get onto the housing ladder, Harwoods hold keys for accompanied viewings.

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### Lease Details

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 service charge for the current year estimated at £569.50 per annum. Current annual insurance cost of £207.04 also payable.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

### Communal Entrance

Approaching the block from the front, communal door in to the entrance hallway. Stairs lead up to the first floor, the apartment is located at the end of the hallway.

### Hallway

Doors to all rooms, 2 storage cupboards (1 of which houses the consumer unit).

### Living Room

10'0" x 19'2" (3.05m x 5.84m)

Bright and spacious rectangular shaped lounge dining room that opens onto the kitchen area. Double glazed window and radiator.

### Kitchen

8'10" x 11'5" (2.69m x 3.48m)

Modern fitted kitchen comprising of base and wall mounted cupboards, work tops pull out drawers, plumbing for a washing machine, space for cooker, double glazed windows to the side. Radiator, wall mounted gas fired boiler.

### Bedroom 1

8'10" x 13'9" (2.69m x 4.19m)

Good size main bedroom featuring radiator and double glazed window to the side.

### Bedroom 2

11'11" x 7'8" (3.63m x 2.34m)

Double glazed window to the side and radiator.

### Bathroom

Modern suite featuring a panelled bath with shower over, WC, wash hand basin and radiator. Tiled splash backs and double glazed window.

### Council Tax

North Northamptonshire Council. Council Tax Band B.

### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

### 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.

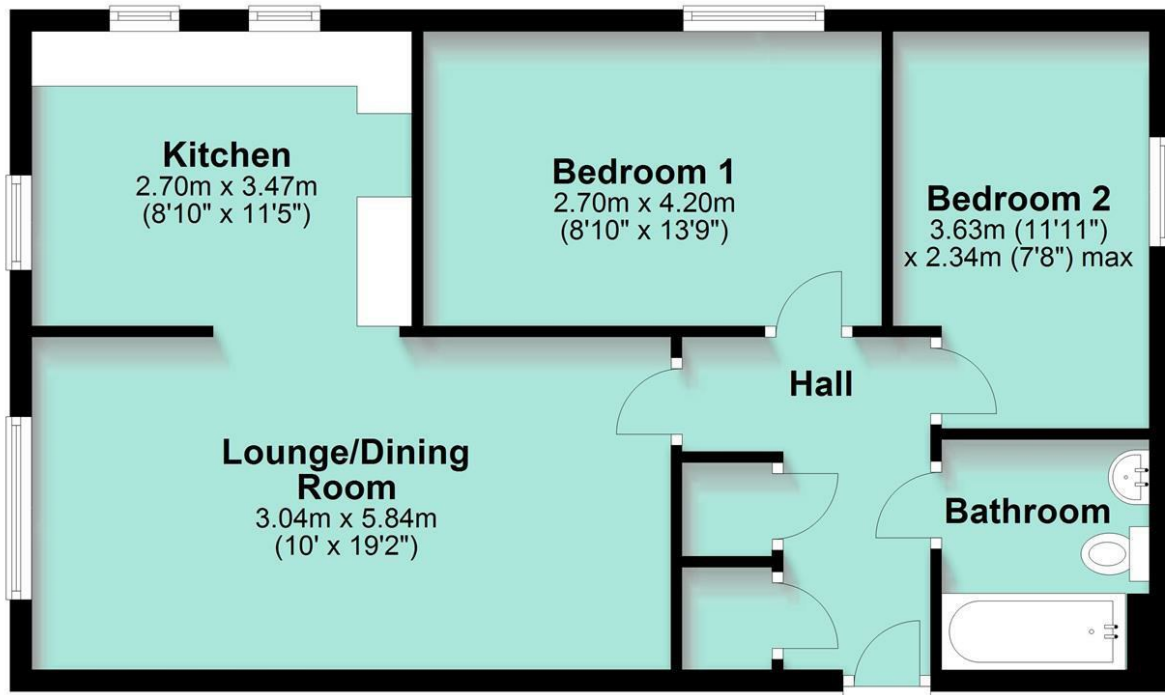
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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## Ground Floor



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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	83	83

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		