



# HARWOODS

Chartered Surveyors & Estate Agents



## Flat 27, 38c Broad Green, Wellingborough NN8 4LH

£150,000 Leasehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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T: 01933 278591  
E: [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)

### Residential Lettings

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## Flat 27, 38c Broad Green, Wellingborough, NN8 4LH

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A spacious and modern one bedroom second floor flat situated within walking distance of the town centre and available with no upper chain. The building is served by a lift and so would suit a buyer who struggles with stairs. The flat is restricted to residents over 55 years of age and any prospective purchaser (sole or joint) must therefore be aged over 55.

The property has a generous sized hallway with large storage cupboard, 26 foot long living room/kitchen (full range of integrated appliances), large double bedroom and a good sized shower room/wc.

The property would be ideal for any older single person or couple wanting a modern flat in a convenient location. The service charge for the property is £1087.84 per annum or £90.65 per calendar month. The lease term is 125 years from and including 1st January 2017.

Viewing is highly recommended.

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### Lease Details

Please note that this property is restricted to residents over 55 years of age. As such any prospective purchaser (sole or joint) must be aged over 55. The current service charge for the property is £1087.84 per annum or £90.65 per calendar month. The lease term is 125 years from and including 1st January 2017.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Private entrance door from communal hallway, video security intercom for the communal entrance door, ceiling coving, large storage cupboard (with lighting and power sockets), loft access, inset ceiling lights and wood faced doors off to all rooms.

#### Living Room/Kitchen

Living area having ceiling coving, double radiator, inset ceiling lights, UPVC double-glazed window and UPVC double-glazed door with Juliet balcony. Kitchen area with a range of units and fittings to include storage cupboards, worksurfaces, 1.5 bowl sink and a full range of integrated appliances to include gas hob, filter hood, electric oven, fridge freezer, washer dryer and dishwasher. Tile effect flooring, Ideal independent gas central heating boiler concealed in cupboard, UPVC double-glazed window to the rear.

#### Bedroom

A spacious double bedroom with radiator, ceiling coving, inset ceiling lights and UPVC double-glazed window.

#### Shower Room/WC

With white suite comprising close-coupled WC, pedestal washbasin and corner shower enclosure. Radiator, tile effect flooring, ceiling coving, extractor fan, inset ceiling lighting and UPVC double-glazed window.

### Outside

Communal gardens and communal residents car park.

### Council Tax Band

North Northamptonshire Council. Council Tax Band A.

### 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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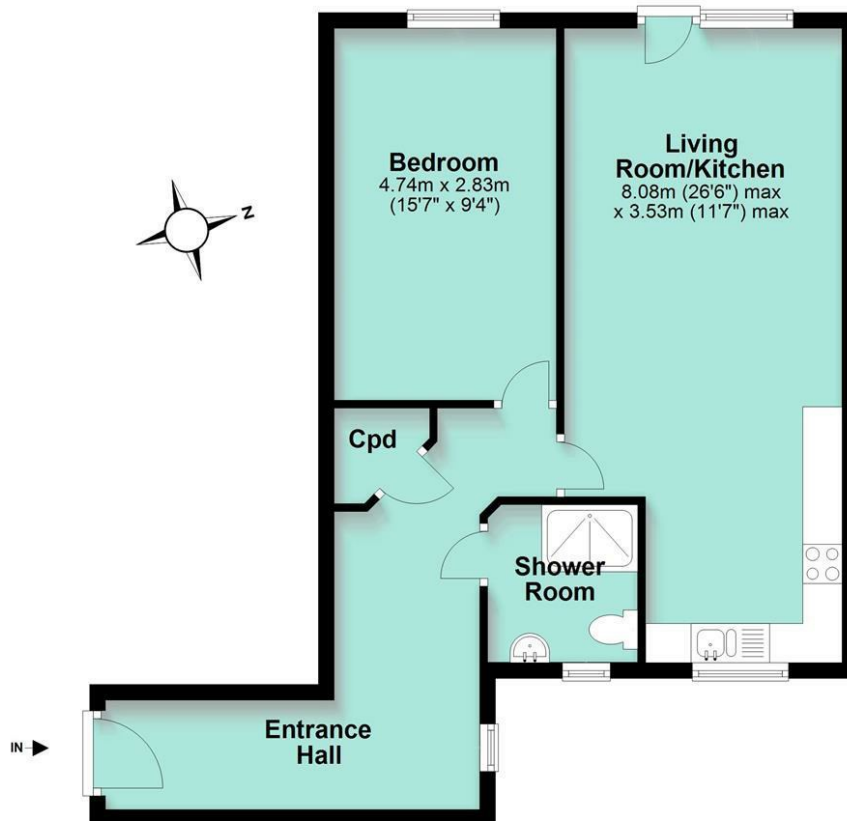




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## Second Floor Apartment



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.  
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 |                         |           |
| 83  | 83                      |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |           |