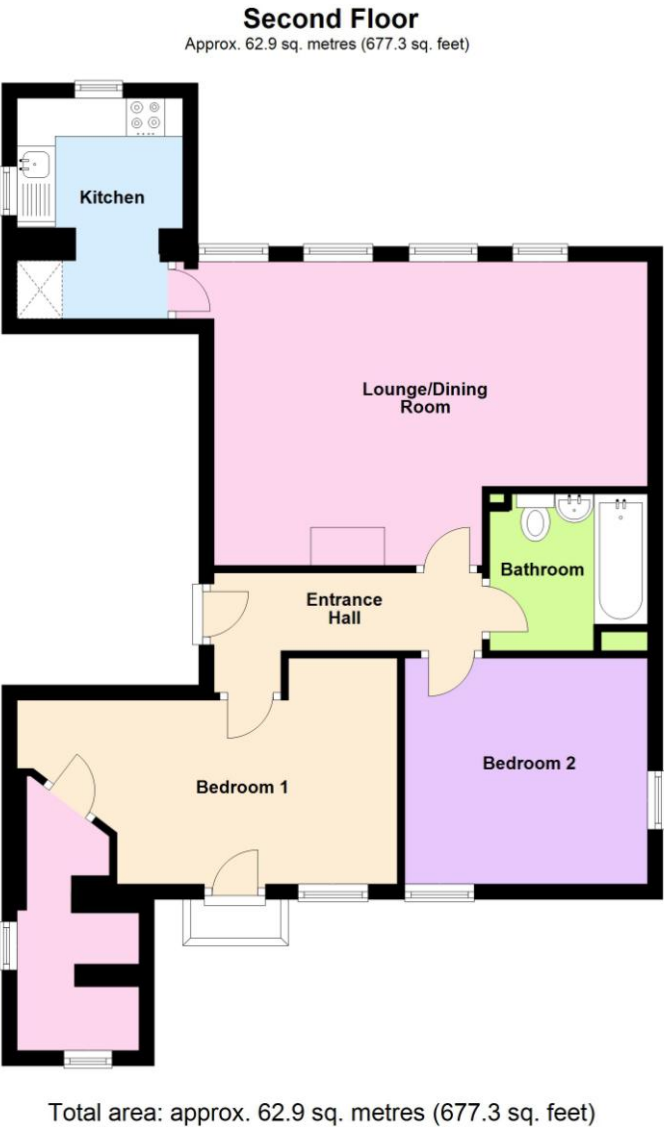


# Court Mews, Irthlingborough Road Wellingborough

richard james

www.richardjames.net



Court Mews, Irthlingborough Road, Wellingborough NN8 1PG  
Leasehold Price £160,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





Situated within walking distance of the town centre, railway station and Castlefields Park is this charming grade II listed two bedroom second floor apartment presented in good decorative order throughout. Formally part of the old Isebrook hospital, the property was converted in 1998 and boasts lots of character to include exposed brickwork and vaulted ceilings with exposed timber beams. Benefits include gas radiator central heating, built in kitchen appliances and the property further offers an 18ft lounge/dining room, a 16ft master bedroom with a walk in cupboard and a balcony with views over to Castlefields Park, allocated parking and no onward chain. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom and allocated parking space.

Enter through wooden entrance door via communal hallway to.

**Entrance Hall**

Access to partial loft space via loft hatch with fitted ladder, feature exposed chimney brickwork, radiator, laminate flooring, wall light points, intercom entry phone, coving to ceiling, doors to.

**Lounge/Dining Room**

18' 8" plus door recess x 13' 2" max into chimney breast recess narrowing to 9' 9" (5.69m x 4.01m)

Four windows to rear aspect, vaulted ceiling with exposed timber beams, feature brick wall, exposed brick chimney with electric fire fitted, two double radiators, wall light points, T.V. point, telephone point, through to.

**Kitchen**

9' 6" narrowing to 5' 8" x 7' 2" (2.9m x 2.18m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer sink unit with cupboards under, base and eye level units providing solid wood worktop, built in electric oven and gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, tiled splash back, tiled floor, double radiator, wall mounted gas fired combination boiler serving domestic hot water and central heating, window to rear and side aspect.

**Bedroom One**

16' 2" max narrowing to 12' 2" x 7' 11" widening to 9' 8" max (4.93m x 2.41m)

Part glazed door with balcony to front and window to front aspect on exposed brick wall, vaulted ceiling with exposed timber beams, wall light points, T.V. point, door to walk in wardrobe with radiator and windows to front and side.

**Bedroom Two**

10' 5" x 9' 9" (3.18m x 2.97m)

Window to front and side aspect, vaulted ceiling with exposed timber beams, two exposed brick walls, radiator, wall light points.

**Bathroom**

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, laminate flooring, extractor vent, double radiator.

**Outside**

Allocated parking space and visitor parking spaces.

**N.B**

We understand the remaining term of the lease is 99 years, the service charge is £1,200 per annum and the ground rent is £200.00 per annum. This should be confirmed by the purchasers legal representative before a legal commitment to purchase. The front photograph also illustrates other properties in the building.

**Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band B (£1,748.82 per annum. Charges for 2025/2026).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

