Flowerhill Drive Wellingborough

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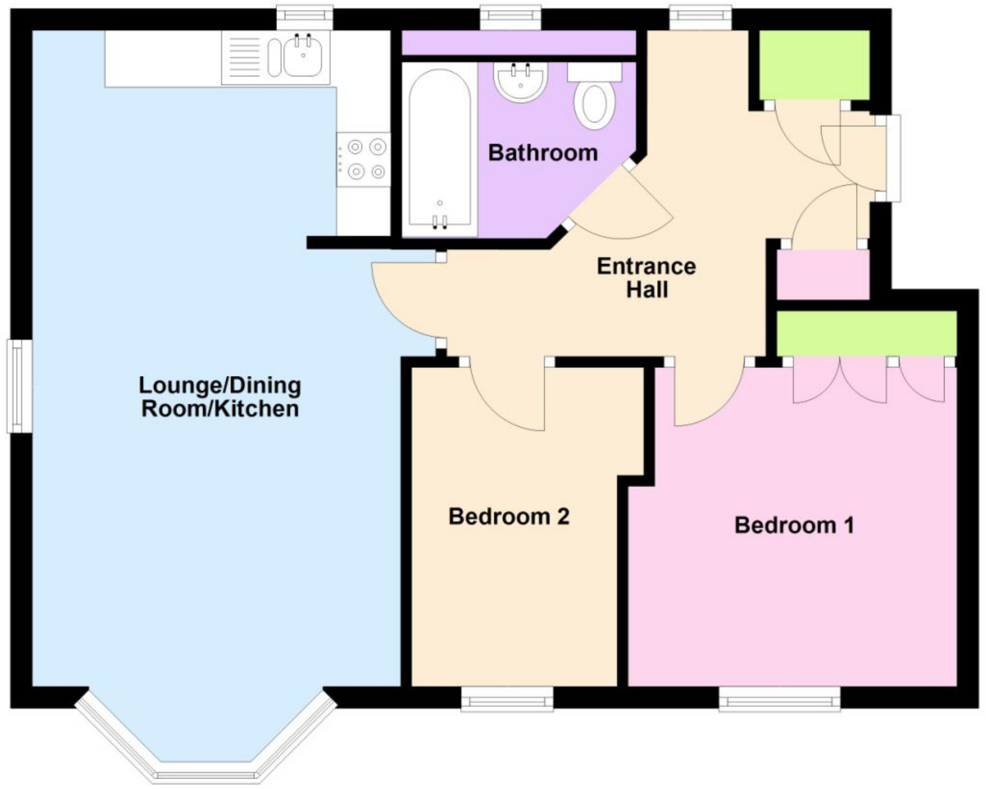
Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Flowerhill Drive Wellingborough NN8 4GF

Leasehold Price £150,000

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

The Property Ombudsman

relocation agent network

Offered with no chain is this two bedroomed ground floor apartment built in 2007 by David Wilson Homes which is situated conveniently local to the town centre and the railway station. The property benefits from uPVC double glazing, replacement modern app controlled electric heating, built in kitchen appliances and further offers a 22ft open plan lounge/dining room/kitchen and secure parking behind electric gates. The accommodation briefly comprises entrance hall, lounge/dining room/kitchen, two bedrooms, bathroom, communal gardens and allocated parking.

Enter via communal entrance door with secure entry phone system to

Communal Hall
Entrance door to.

Entrance Hall
Window to rear aspect, cloaks cupboard, airing cupboard housing hot water cylinder, electric heater, wood effect floor, doors to.

Lounge/Dining/Kitchen Area
22' 10" into bay x 10' 7" plus door recess (6.96m x 3.23m) (This measurement includes area occupied by the kitchen units)
Open plan living space comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, base and eye level units providing work surfaces, tiled splash areas, built in electric oven, electric hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, extractor vent, window to rear aspect, window to side aspect, bay window to front aspect, electric heater, T.V. point, telephone point, wood effect floor.

Bedroom One
10' 0" max x 10' 9" upto wardrobe (3.05m x 3.28m)
Window to front aspect, electric heater, telephone point, built in wardrobe, wood effect floor.

Bedroom Two
10' 9" x 6' 2" widening to 7' 0" (3.28m x 1.88m)
Window to front aspect, electric heater, wood effect floor.

Bathroom
White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, electric shaver point, electric heater, electric extractor vent, obscure window to rear aspect.

Outside
Allocated parking in secure carpark with remote control electric gates, bin store with water tap, communal gardens of lawn and shrubs.

N.B
A 150 year lease was granted in 2007. The Service Charge is £1,214 per half year and includes Building Insurance, window cleaning, communal lighting and cleaning, general external repairs and electric gate maintenance. The ground rent is £200.00 per annum. This should be confirmed by the purchasers legal representative before a commitment to purchase.

The front photograpgh also illustrates other properties in the building.

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

Council Tax
We understand the council tax is band B (£1,749 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.

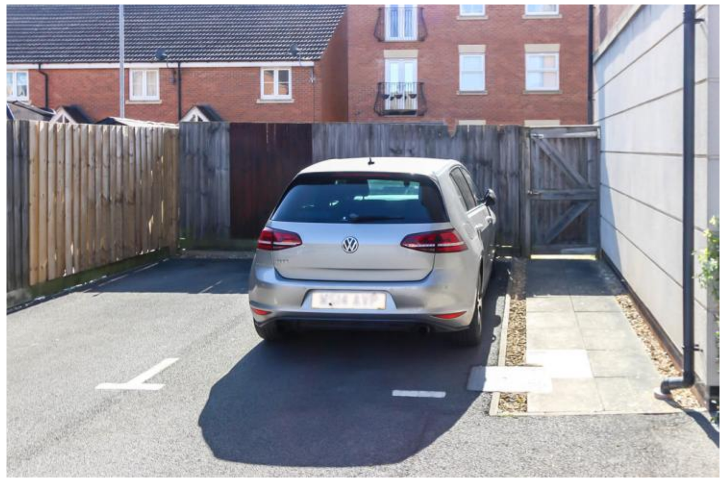
General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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

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.



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