Primrose Place Elsden Road Wellingborough

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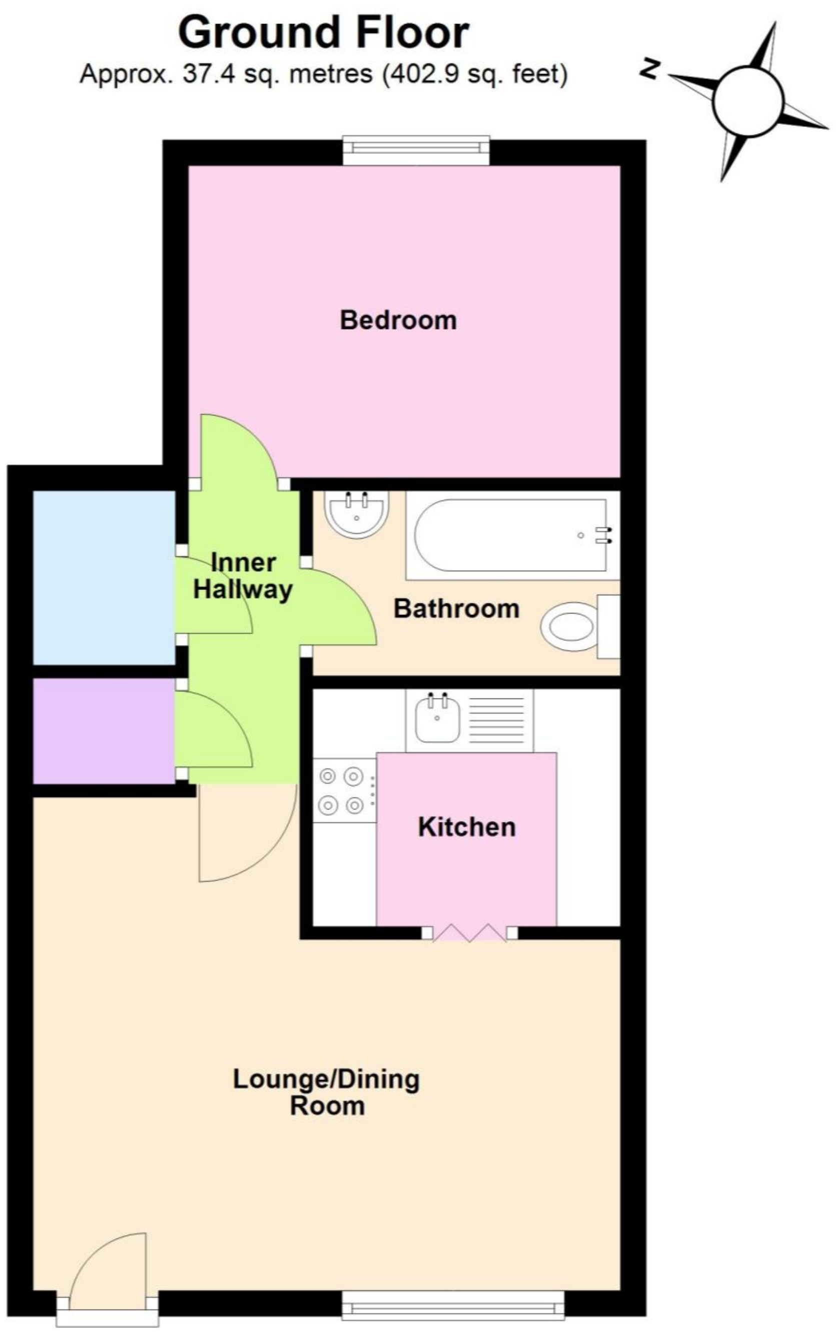

Total area: approx. 37.4 sq. metres (402.9 sq. feet)

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.

Primrose Place, Elsden Road, Wellingborough NN8 1QE

Leasehold Price £89,000

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

Situated within walking distance of the Railway Station and the town centre is this one bedroom ground floor flat which benefits from replacement app controlled electric heating, part uPVC double glazing, built in kitchen appliances and further offers an allocated parking space. The accommodation briefly comprises lounge/dining room, kitchen, inner hallway, bedroom, bathroom and an allocated parking space.

Enter via wooden entrance door to.

Lounge/Dining Room
15' 1" max narrowing to 6' 10" x 12' 7" max narrowing to 8' 11" (4.6m x 3.84m)
Window to front aspect, app controlled electric heater, wood effect laminate flooring, T.V point, telephone point, door to inner hall, door to.

Kitchen
7' 9" x 6' 1" (2.36m x 1.85m) (This measurement includes area occupied by the kitchen units)
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled splash backs, tiled floor.

Inner Hallway
Laminate flooring, airing cupboard housing app controlled hot water heater, under stairs storage cupboard, door to.

Bedroom
11' 1" x 7' 9" (3.38m x 2.36m)
Window to rear aspect, app controlled electric heater, radiator.

Bathroom
White suite comprising panelled bath with electric shower over, hand wash basin with vanity cupboard under, tiled splash backs, tiled floor, extractor vent.

Outside
Store, shrubs, allocated parking to rear accessed through Whitworth Road.

N.B
The front photograph also shows other properties in the building. We understand a lease of 99 years was granted in June 1989 so the unexpired term remaining is 63 years. You will need to check with your mortgage lender if the remaining lease will fit their lending criteria. We understand the service charge is currently £2,623.80 per annum due to recent roofing works and the ground rent is £168.00 per annum. This should be checked by the purchasers legal representative before a legal commitment to purchase.

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 A (£1,499 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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