

Welcome to  
8 Avon House, Wellingborough, NN8 1GB



Bill Wych & Co Estate Agents are delighted to present this outstanding one bedroom first floor apartment, conveniently situated within the prestigious Avon House complex, located in the heart of Wellingborough, and surrounded by picturesque tree-lined parks and attractive stone-built boutique stores and restaurants.

This property benefits from immediate access to Wellingborough town centre shopping and leisure amenities, and is within walking distance of Wellingborough train station, which runs a line into London St. Pancras in approximately 45 minutes. The property is also close to the A45 dual carriageway link to neighbouring towns, M1 Junction 15 and Rushden Lakes leisure and retail park.

The apartment comprises of an entrance hall, spacious bedroom with full window frontage, a well-equipped modern kitchen with adjoining living and dining area, and a fully-tiled bathroom complete suite with bath and shower. The property also benefits from radiator central heating, quality timber framed double-glazed windows, secure communal access with intercom system, lift access to upper floors and ample free public car parking within 30 seconds of the entrance to the complex.

**\*\*\*BRAND NEW 150 YEAR LEASE\*\*\***

**\*\*\*£150 PER ANNUM GROUND RENT\*\*\***

**\*\*\*APPROX. £530 PER ANNUM SERVICE CHARGE\*\*\***

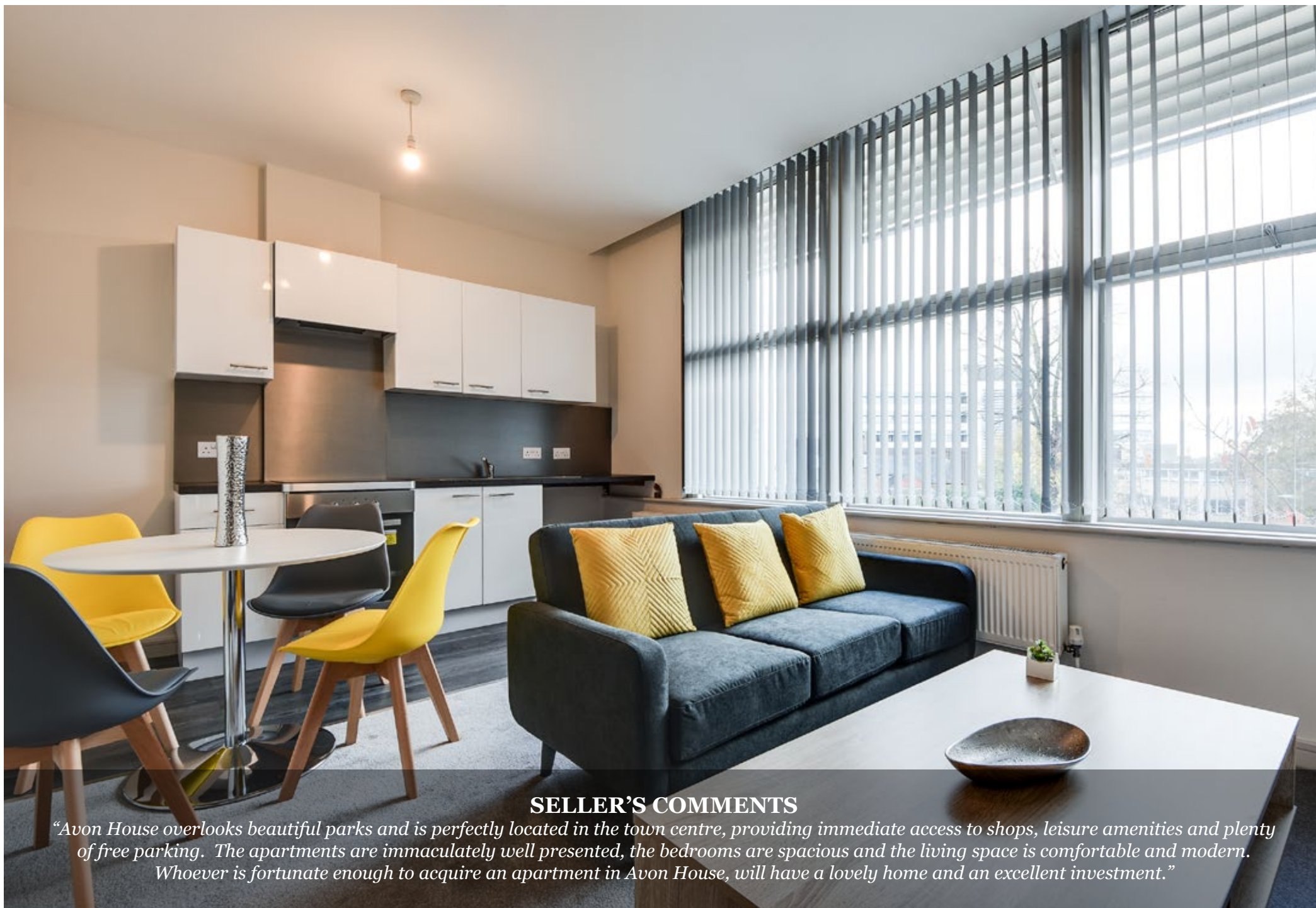
**\*\*\*AMPLE FREE PUBLIC PARKING IN THE IMMEDIATE VICINITY OF THE APARTMENT COMPLEX\*\*\***

## In Brief

- Convenient Town Centre Location
- Ample Public Parking
- Close to Train Station & A45 Dual Carriageway Link to M1 Junction 15 & Rushden Lakes
- Brand New 150 Year Lease Term
- Low Service Charges
- Ground Rent Fixed for 21 Years
- Double Glazing & Radiator Central Heating
- Secure Intercom Entry & Lift Access







### **SELLER'S COMMENTS**

*“Avon House overlooks beautiful parks and is perfectly located in the town centre, providing immediate access to shops, leisure amenities and plenty of free parking. The apartments are immaculately well presented, the bedrooms are spacious and the living space is comfortable and modern. Whoever is fortunate enough to acquire an apartment in Avon House, will have a lovely home and an excellent investment.”*

### **Entrance Hall**

Woodgrain doors to bedroom, kitchen adjoining living and dining area and bathroom, wall mounted intercom entry system, wall mounted thermostat control unit, cabinet housing electric consumer unit.

### **Bedroom**

Timber framed double glazed window units to front aspect, two radiators.

### **Kitchen Adjoining Living & Dining Room**

Fitted cabinets and drawer, roll top work surface, inset sink, drainer and mixer tap, four plate electric hob, stainless steel splash back and fitted extractor, integrated oven, washing machine recess, two radiators, timber framed double glazed windows to front aspect, fitted unit housing boiler.

### **Bathroom**

Heated towel rail, wash hand basin, w/c, bath and fitted shower screen, wall mounted shower fittings, ceiling mounted extractor, fully tiled walls floors and bath panel, wall mounted shaver unit.





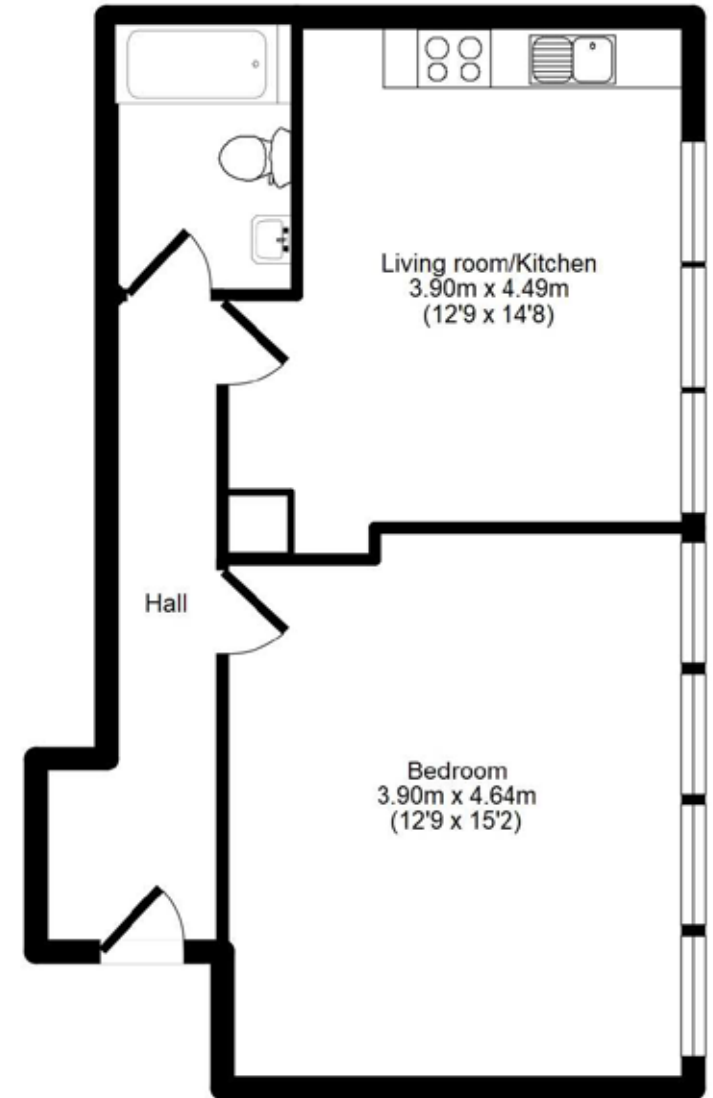






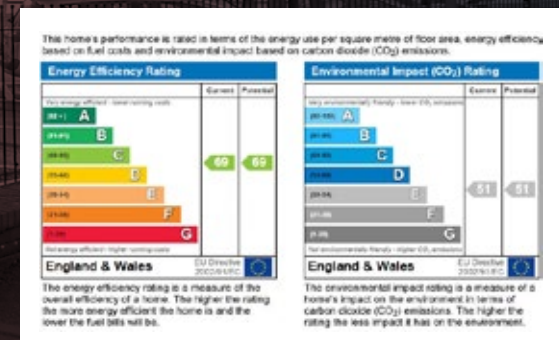


APPROX GROSS INTERNAL FLOOR AREA: 43 sq. m / 462 sq.





These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Please note: Some images have been taken using a wide-angle lens.



**£119,500**

*Love to live here?*

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