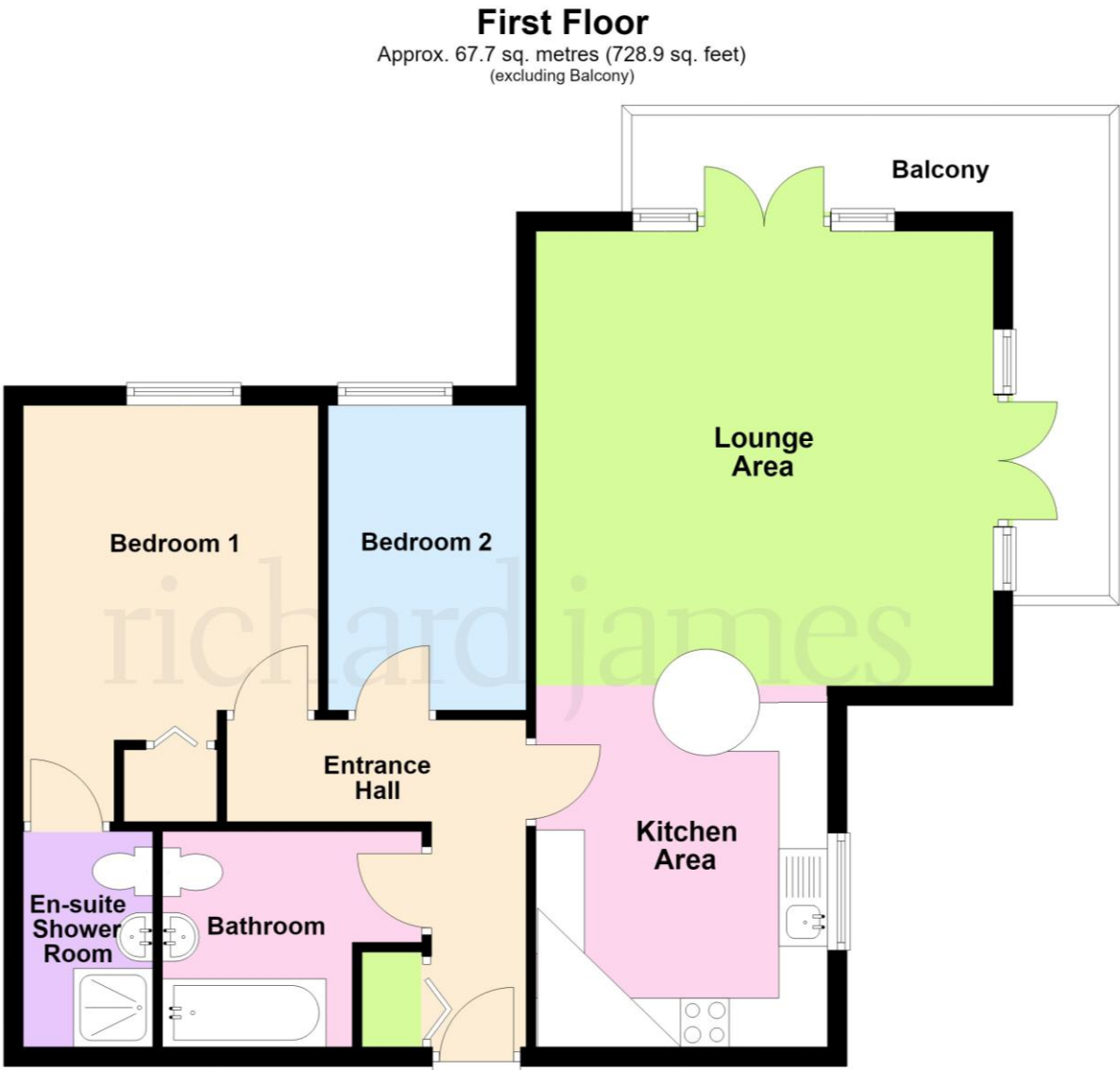




Total area: approx. 67.7 sq. metres (728.9 sq. feet)



Midland Road Wellingborough NN8 1NF
Leasehold Price £190,000

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 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.

Offered with no chain is this exclusive two bedroom first floor apartment with ensuite shower room situated within a short walk of both the railway station and town centre. The apartments are in a secure complex behind electrical gates and the property benefits from gas radiator central heating, a refitted kitchen with a range of built in appliances, uPVC double glazed doors and windows and offers a balcony that overlooks two aspects. The accommodation briefly comprises entrance hall, open plan living space of a lounge area and kitchen, master bedroom with ensuite shower room, further bedroom, bathroom, allocated parking and communal gardens.

Enter via secure gates to communal hallway and stairs to second landing, entrance door to.

Entrance Hall

Radiator, built in storage cupboard, oak wooden floor, doors to.

Open Plan Lounge/Kitchen

Lounge Area

15' 4" x 15' 3" (4.67m x 4.65m)

Two sets of French doors with windows either side to balcony, two radiators, wooden fire surround with granite fascia and pebble effect electric fire fitted, T.V. point, oak wood floor.

Kitchen Area

11' 10" x 9' 10" (3.61m x 3m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise coloured single drainer sink unit with cupboards under, instant boiling water mixer tap, range of base and eye level units, upstands, built in double oven, gas hob with extractor hood over, integrated washing machine, dishwasher and fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, granite peninsula, window to side aspect.

Bedroom One

11' 3" up to wardrobe plus recess x 9' 11" (3.43m x 3.02m)

Window to rear aspect, radiator, built in wardrobe, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, electric shaver point, radiator, electric extractor vent, tiled floor.

Bedroom Two

10' 4" x 6' 7" (3.15m x 2.01m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash area, electric shaver point, tiled floor, electric extractor vent, chrome effect towel radiator.

Outside

Communal areas with washing line, one allocated parking space, visitor space, secure electric gates.

N.B.

The service charge is £910.15 per half year including building insurance and the ground rent is £87.90 per half year. We understand a lease of 125 years was granted in 2006. This should be confirmed by a legal representative before entering into a commitment to purchase.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,843 per annum. Charges for 2026/2027).

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.

