

hawksbys  
service & people you trust



Flat 26, 44 Westfield Road, Wellingborough, NN8 3FP

£120,000



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£120,000

# Flat 26, 44 Westfield Road

Wellingborough, NN8 3FP

- Light & Airy Lounge
- Views Over The Rear Gardens
- Tastefully Fitted Shower Room
- No Chain
- Juliet Balcony
- Secure Gated Entrance
- Plenty Of Storage
- Close To Town Centre

A WELL PRESENTED CHAIN FREE first floor retirement apartment benefiting from a bright and airy living room featuring a Juliet balcony opening out onto the rear gardens. Further benefits include: Modern kitchen with BUILT IN APPLIANCES, double bedroom with BUILT IN WARDROBE and a CONTEMPORARY SHOWER ROOM completes this lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Rosebud Court - This stunning development has been designed to seamlessly fit with the local architecture. Located on Westfield Road, the development is situated within easy reach of Wellingborough's many shops, cafes, local amenities and excellent transport links. The development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay. Should you need assistance day or night there is a phone within the apartment where someone can help whenever you need it. If you have a mobility buggy, we have a dedicated room within the development to enable you to charge your buggy.

Ground Rent: £425 per year

Service Charge: £225.37 per month

Please call Hawksbys to arrange your viewing.



## Entrance Hall

## Lounge

16'3" x 10'4" max (4.96 x 3.16 max)

## Bedroom

17'2" x 9'2" max (5.25 x 2.81 max)

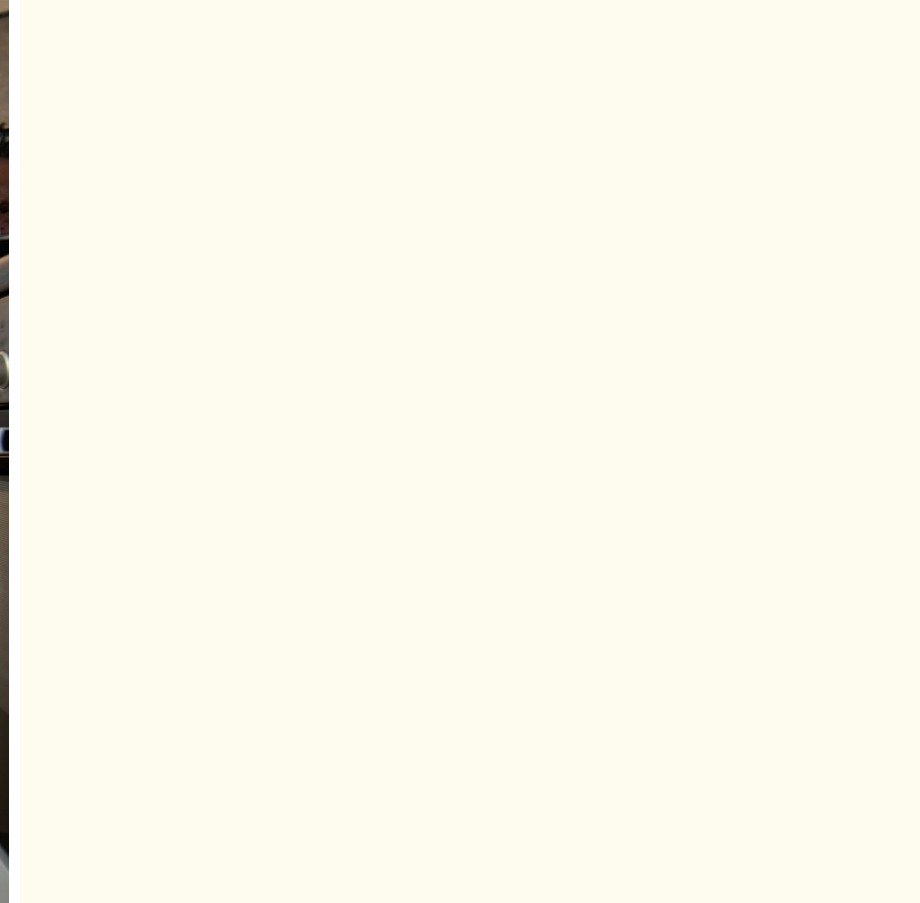
## Shower Room

7'1" x 5'5" (2.16 x 1.67)

## Kitchen

7'1" x 7'3" (2.17 x 2.21)



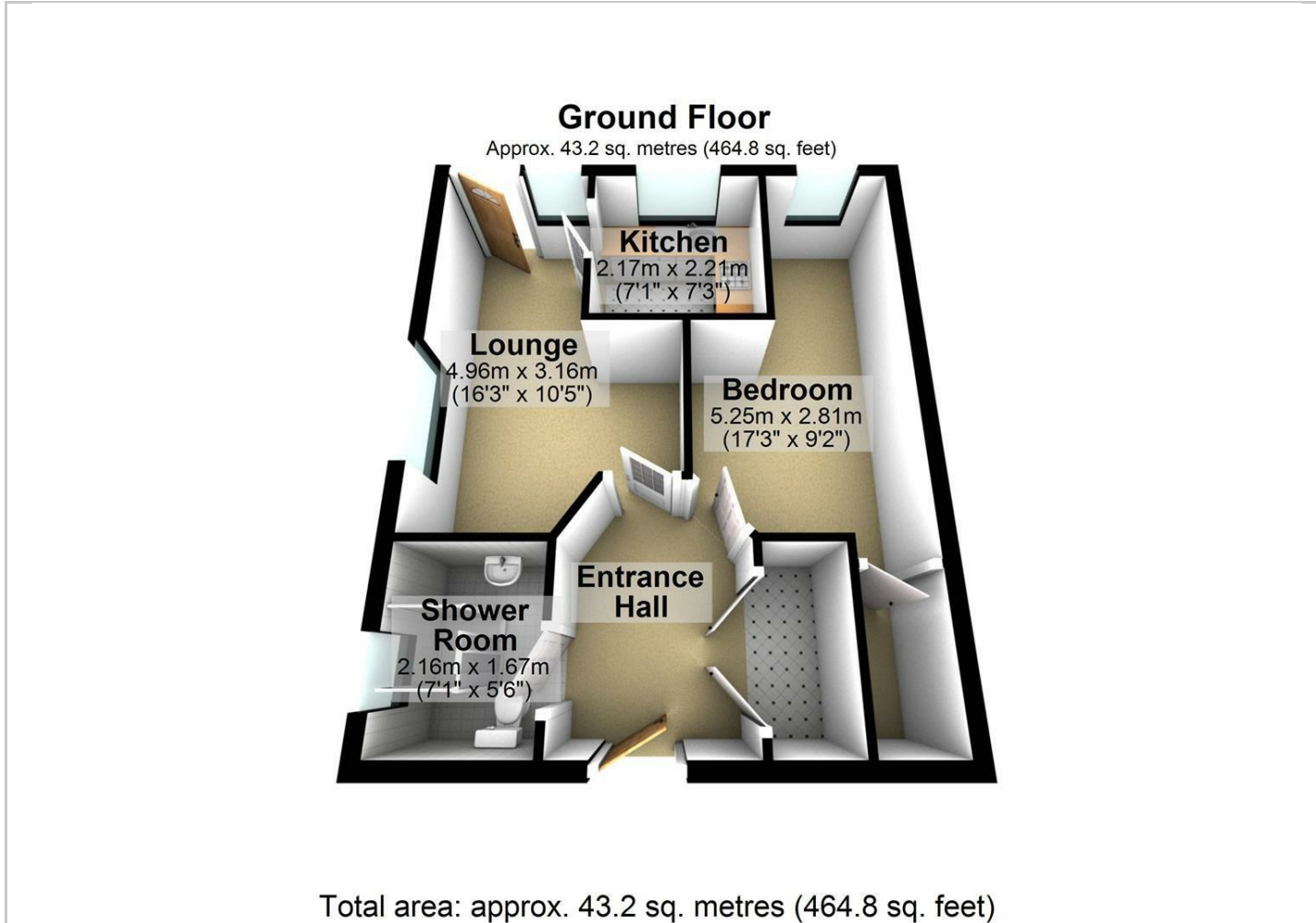


Directions

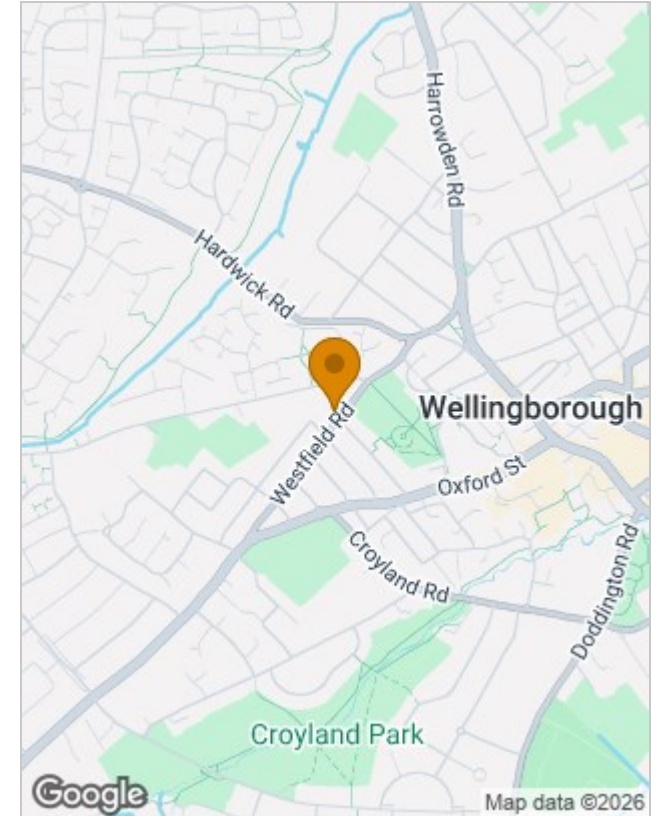




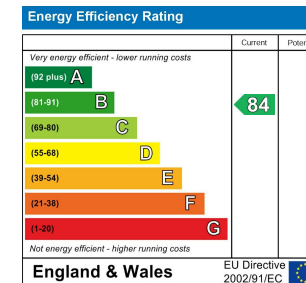
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.