



Flat 31 Avon House, 2 Tithe Barn Road  
Wellingborough, NN8 1GD

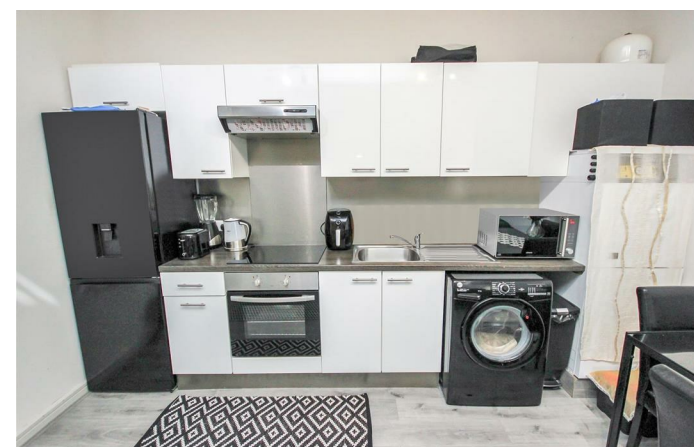


**Simpson & Weekley**

Welcome to Avon House, located on Tithe Barn Road in the heart of Wellingborough's town centre. This charming apartment boasts a stylish living space perfect for those seeking comfort and convenience. Upon entering, there is a modern bathroom, then you are greeted by a spacious open plan lounge and kitchen area, ideal for entertaining guests or simply relaxing after a long day. There is a kitchen with integrated hob and oven, while the generous sized bedrooms offer a peaceful retreat for a good night's sleep. For added security and peace of mind, the property features an intercom system and a lift for easy access. Additionally, the barrier car park provides a secure environment for your vehicle, with the convenience of one allocated parking space which is owned.

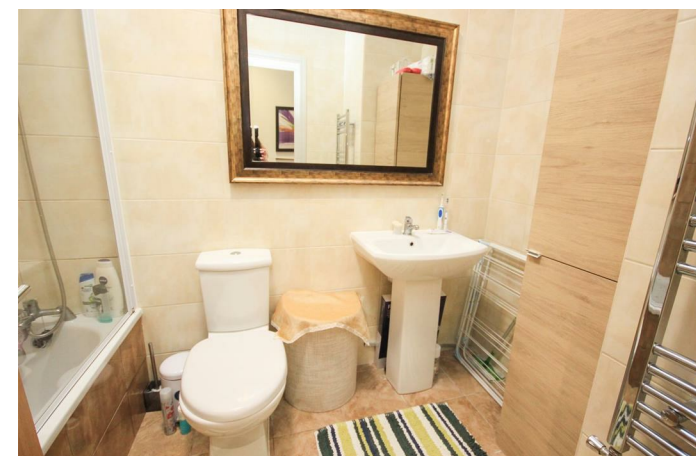
EPC 70/C. Council tax band B. Ground rent £175 per year. Service charge £268 per quarter.

Car Park Rental £70-£80 pm



Offers In Excess Of £155,000

 2  1  1



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 559sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS