

78 Guillemot Lane

Wellingborough, Northamptonshire NN8 4UH

Simpson & Weekley

Spacious Two Bedroom Ground Floor Apartment

An excellent opportunity to acquire this well-presented and spacious two-bedroom ground floor apartment, offering comfortable and practical accommodation throughout.

The property benefits from a generous lounge featuring an attractive bay window, creating a bright and welcoming living space. There is a separate, refitted kitchen, providing a modern and functional area for cooking and dining.

Both bedrooms are well-proportioned doubles, complemented by a bathroom with a useful refitted utility area, offering additional practicality and convenience.

Further benefits include individually controlled electric radiators throughout, providing flexibility over heating and comfort, ample off-road parking and access to a communal garden area.

An ideal home for first-time buyers, downsizers or investors alike, this appealing apartment offers spacious accommodation together with convenient parking and outdoor space.
Council Tax: A
EPC: 73/C
Ground Rent: £30 PA
Service Charge: Approx. £200 PA
Remaining years on Lease: 960 years

Asking Price £119,995

2 1 1





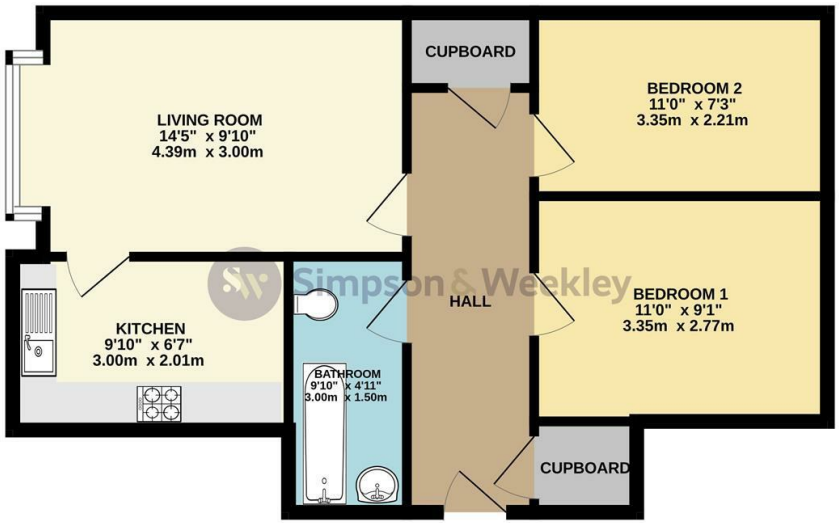






Simpson & Weekley

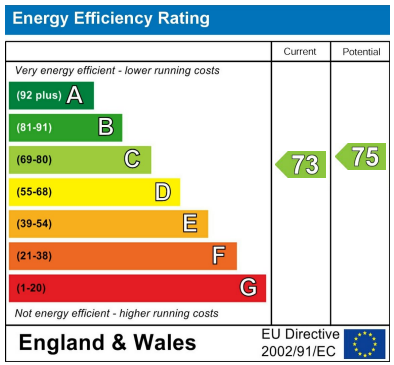
GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



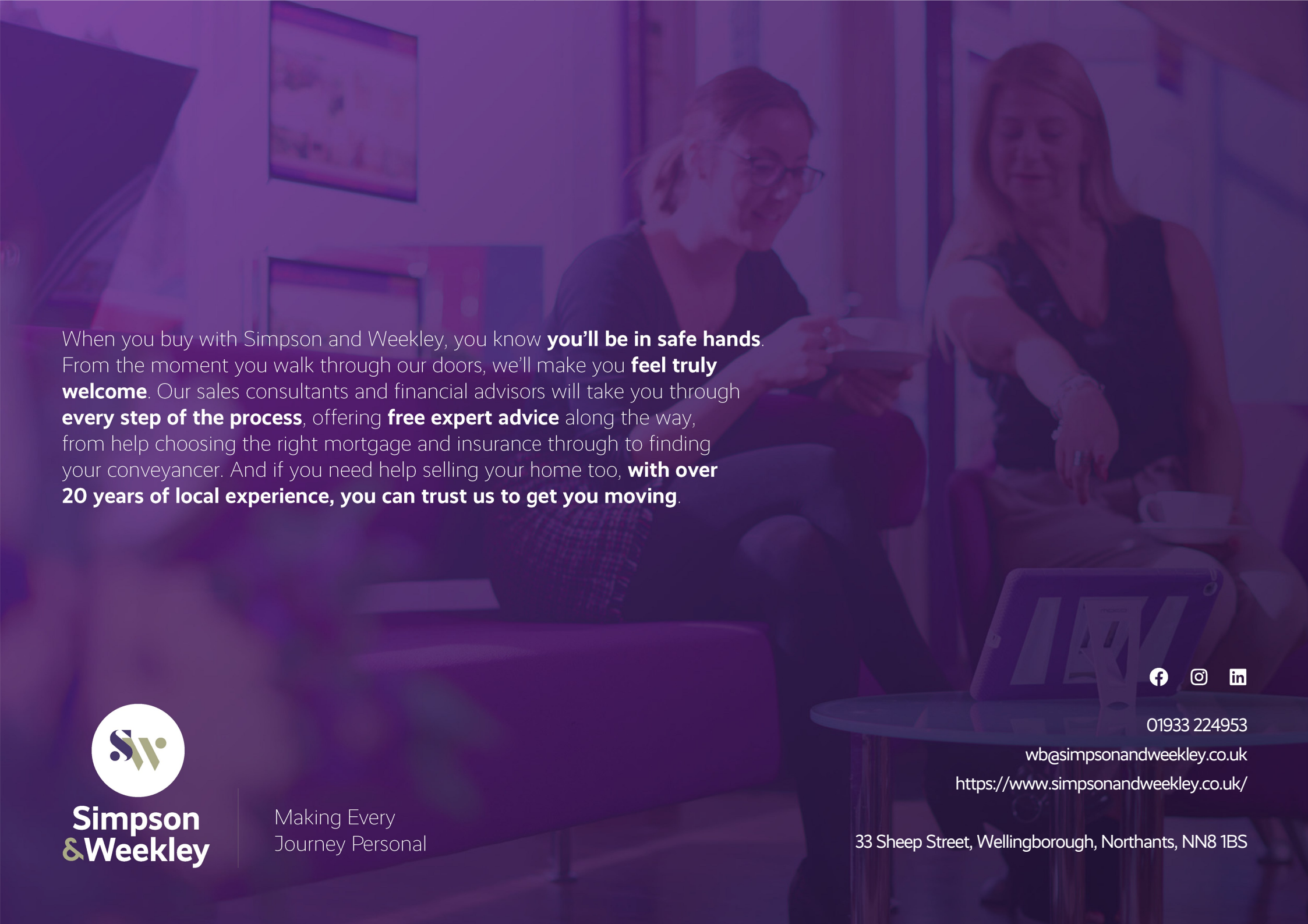
TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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 ©2026









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

33 Sheep Street, Wellingborough, Northants, NN8 1BS