



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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 surveyor's 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.



St. Marys Paddock Wellingborough NN8 1HJ

Leasehold Price £179,995

**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



**Situated in an exclusive courtyard development adjacent to St. Marys church and within walking distance of the town centre and railway station is this two bedroom first floor apartment which enjoys views of the church over the courtyard from a Juliette balcony to the lounge and both bedrooms. The property benefits from double glazing, gas radiator central heating, built in kitchen appliances and further offers a 24ft open plan lounge/diner/kitchen, two double bedrooms, a study, a 17ft entrance hall and an allocated parking space. The accommodation briefly comprises entrance hall, study, lounge/diner/kitchen, two bedrooms, bathroom and an allocated parking space.**

Enter via communal hallway to.

#### Entrance Hall

Radiator, cloaks cupboard housing gas fired combination boiler serving domestic hot water and central heating, intercom entry phone system, doors to.

#### Lounge/Dining/Kitchen Area

24' 4" x 10' 9" widening to 12' 9" (7.42m x 3.28m) (This measurement includes area occupied by the kitchen units) Juliette balcony to front aspect overlooking St. Marys church, T.V. point, telephone point, double radiator, two windows to side aspect, one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, window to rear aspect.

#### Study

6' 9" x 6' 2" (2.06m x 1.88m)

Window to rear aspect, radiator.

#### Bedroom One

13' 3" x 8' 8" (4.04m x 2.64m)

Window to front aspect, built in wardrobes, radiator, telephone point, T.V. point.

#### Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

Window to front aspect, built in wardrobes, radiator.

#### Bathroom

White suite comprising 'L' shaped shower bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, towel radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

#### Outside

Allocated parking for one vehicle, visitor spaces

#### N.B

The front photograph also illustrates other properties in the building. We understand there is a monthly management charge of £100.00 which includes buildings insurance, communal gardening, communal lighting, communal CCTV system, external decoration of the building and cleaning of the communal areas. The unexpired term of the lease is 101 years remaining.

#### 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 (£1,842.64 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](http://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.**

