



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

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.



**Gordon Road Wellingborough NN8 1EP**  
**Leasehold Price £120,000**

**Wellingborough Office**

27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**

28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**

74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**A unique one bedroom flat set over two floors, first floor and basement which benefits from uPVC double obscure glazed door and windows, gas radiator central heating and a four piece bathroom suite with steamer jets and massage shower enclosure. The basement is currently used as a gym but could be used as an office if required. The accommodation briefly comprises entrance hall, first floor hall, open plan lounge/kitchen/dining room, bedroom, bathroom, basement/gym and rear garden.**

Enter via part glazed entrance door to.

#### Entrance Hall

Tiled floor, door to basement, radiator, stairs to first floor.

#### Hall

Window to rear aspect, radiator, coving to ceiling, grey wood grain effect floor, doors to.

#### Lounge/Dining/Kitchen Area

Open plan living space.

#### Lounge Area

13' 4" into chimney breast recess x 11' 11" (4.06m x 3.63m)

Two windows to front aspect, radiator, chimney with wooden fire surround and cast iron inset fireplace with tiled fascia, cabinets fitted into chimney breast recess, inset ceiling lights, grey wood grain floor, through to.

#### Kitchen/Dining Room

13' 4" into chimney breast recess x 12' 1" (4.06m x 3.68m) (This measurement includes area occupied by the kitchen units)

Comprises single drain stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash area, freestanding range style cooker, plumbing for washing machine, freestanding fridge and freezer, radiator, gas fired boiler serving central heating and domestic hot water, inset ceiling lights, grey wood grain effect floor, two windows to rear aspect.

#### Bedroom One

12' 1" x 11' 1" beyond wardrobes (3.68m x 3.38m)

Two windows to front aspect, radiator, mirror fronted wardrobes fitted into chimney breast recess with mood lights, grey wood grain effect floor.



#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band A (£1,499 per annum. Charges for enter year).

#### 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.**

