



Wellingborough Road, Northampton NN1 4EZ

welcome to

Wellingborough Road, Northampton

William H Brown are pleased to bring to market this wonderful ground floor flat, situated in the popular area of Northampton, just by Abington Park. The property comes chain free, with parking and communal garden. *Please enquire in branch regarding shared freehold*



Entrance Hall

Entered via UPVC door to the front aspect, radiator and doors leading to.

Lounge

15' 10" x 12' 9" (4.83m x 3.89m)

Two double glazed windows to the front and side aspect, coving to ceiling, two radiators and doors leading to.

Kitchen

11' 4" x 9' 4" (3.45m x 2.84m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl sink and drainer unit with mixer tap over, tiling to splashback areas, built in eye level electric oven and induction hob. space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, coving to ceiling, radiator and two double glazed windows.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window, built in wardrobes and radiator.

Bathroom

Suite comprising shower cubicle. wash hand basin, low level WC, partly tiled, spotlights to ceiling, original sash window and double glazed obscured window to the rear aspect.

Externally

Communal Gardens



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Wellingborough Road, Northampton

- CHAIN FREE
- OFF ROAD PARKING
- DOUBLE BEDROOM
- GROUND FLOOR
- COMMUNAL REAR GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN109338 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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