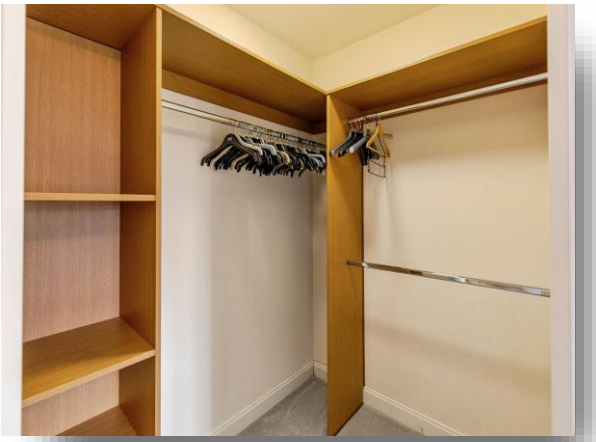
**Rosebud Court Westfield Road, Wellingborough NN8 3FP**

william h brown

***welcome to***

## Rosebud Court Westfield Road, Wellingborough

This exceptional Two Bedroom corner plot apartment combines independent living with peace of mind and is ideally suited to those seeking a comfortable and sociable retirement lifestyle.



**Entrance Hall**
Entered via door to the front aspect, storage cupboard, cupboard housing the boiler, electric radiator and doors to all rooms.

**Lounge**
Double glazed window to the rear aspect, double glazed door to the rear aspect, fireplace with gas fire and electric radiator.

**Kitchen**
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and electric hob with cooker hood over, integrated dishwasher, integrated fridge/freezer and double glazed window to the side aspect.

**Bedroom One**
Double glazed window to the rear aspect, electric radiator and door to walk in wardrobe.

**Walk In Wardrobe**
Shelving and hanging rail units fitted.

**Bedroom Two**
Double glazed window to the rear aspect and electric radiator.

**Wet Room**
WC, wash hand basin with vanity unit, shower cubicle, extractor fan, part tiling, heated towel rail and electric heater.

**Externally**

**Rear Garden**
Patio providing a seating area leading on to the communal garden.

**Allocated Parking**

***welcome to***

# Rosebud Court Westfield Road, Wellingborough

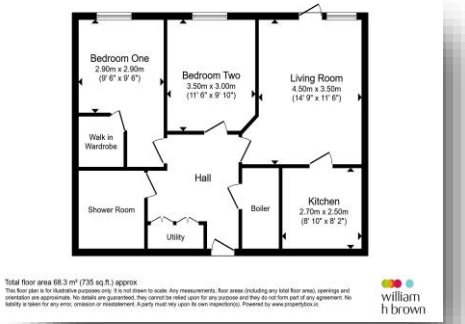
- Ground Floor Corner Apartment
- Two Double Bedrooms
- No Onward Chain
- Modern Kitchen
- Well Designed Wet Room

Tenure: Leasehold EPC Rating: B
Council Tax Band: B  Service Charge: 4056.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

## £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WBR114531

The Property Ombudsman

Property Ref:
WBR114531 - 0003

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.

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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.