



**Patriot Grove, Wellingborough NN8 1TJ**

**welcome to**

**Patriot Grove, Wellingborough**

This stylish one bedroom apartment is offered for sale. The rare benefit of an enclosed private rear garden, further advantages include a private drive way and a front garden. There is a large living room and a very well fitted kitchen.



**Entrance Hall**

Double glazed obscured door to the side aspect, built in storage cupboard and double glazed window to the rear aspect.

**Lounge**

14' 6" x 12' 2" ( 4.42m x 3.71m )

Double glazed window to the front aspect and radiator.

**Kitchen**

17' 2" x 6' 2" ( 5.23m x 1.88m )

Double glazed window to the rear aspect, kitchen comprising single drainer, stainless steel sink unit with worksurfaces over, wall and base storage units, plumbing for washing machine, built in oven, gas hob with cooker hood over and wall mounted boiler.

**Bathroom**

Double glazed obscured window to the rear aspect, suit comprising paneled bath with shower and screen over, wash hand basin and low level WC, heated towel rail, tiling to splash back areas and extractor fan.

**Bedroom One**

11' 9" x 11' 8" ( 3.58m x 3.56m )

Double glazed window to the front aspect, radiator and two wardrobes.

**Externally****Front**

Partly enclosed and mainly laid to lawn with small hedge row.

**Rear Garden**

Gated pedestrian access to front door, steps leading down to enclosed rear garden and mainly laid to lawn.



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## Patriot Grove, Wellingborough

- Stylish one bedroom apartment
- Parking space on private driveway
- An enclosed rear garden
- Viewing recommended
- 990 years left on the lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: B 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.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR114225 - 0006

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