



Total area: approx. 61.6 sq. metres (663.6 sq. feet)

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Flat 6, 105 Croyland Road, Wellingborough, Northamptonshire,  
NN8 2FE

£159,995

CHAIN FREE - SPACIOUS 2 BEDROOM APARTMENT WITH EN-SUITE BATHROOM ! The accommodation briefly comprises communal entrance, entrance hall, open plan lounge area/kitchen, master bedroom with en-suite bathroom with separate shower enclosure, second bedroom which is a double and shower room. Benefits include: Modern kitchen & bathroom fittings, UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN-SUITE WITH BATH & SHOWER, 2 DOUBLE BEDROOMS & ALLOCATED PARKING. Overall this is a great property, ideal for someone that is looking for low maintenance accommodation within walking distance to Wellingborough town centre and private allocated parking!

CALL HAWKSBYS NOW TO ORGANISE YOUR VIEWING 01933 22 44 44

EPC RATING 'C'

LEASE DETAILS \*\*\*\*245 years as of 1st January 2010.

Service Charge is £1502.38 Per Year

Buildings Insurance is £291.57 Per Year

Please note that this property has a peppercorn ground rent.

Council Tax Band B



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Entrance Hall

Lounge/Diner  
13'10" x 11'11"

Kitchen Area  
11'11" x 6'4"

Bedroom 1  
15'5" x 8'6"

En-Suite Bathroom  
10'1" x 5'11"

Bedroom 2  
10'4" x 9'7"

Shower Room  
6'2" x 5'9"



Tenure: Leasehold  
Council Tax Band: B

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

