HARWOODS
Chartered Surveyors & Estate Agents

63 Northampton Road, Wellingborough
NN8 3LS

£165,000 Leasehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty .co.uk

Residential Sales
T : 01933 278591
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The Property Ombudsman

RICS

63 Northampton Road, Wellingborough, NN8 3LS

A smartly presented 3 bedroom top floor apartment situated on the sought-after Northampton Road, with good links to shops, schools, Bassetts Close Park, the A45 road network and the town centre. The flat is just over 1.5 miles from Wellingborough Train Station, providing a service to London St Pancras in under 50 minutes.

The property offers generously proportioned accommodation featuring an open plan living/dining/kitchen, 2 double bedrooms and a versatile 3rd bedroom, modern shower suite and a spacious hallway that has been used as a study/reading area by the sellers.

Parking is available at the rear of the property, with the apartment having 1 allocated parking space, along with additional visitor spaces.

The apartment block was built in 2008 and has a long lease, originally granted for a term of 999 years. The flat would make an ideal first time buy or suit a purchaser looking to start over.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Hallway/Study

Generous hallway measuring over 25ft long that the seller has used as a study in the past. Entrance door from second floor landing, radiator, useful storage cupboard, double-glazed skylight window and doors off to all rooms.

Lounge/Dining/Kitchen

13'0" x 19'7" (3.96m x 5.97m)

Smartly presented, bright and spacious living area featuring laminate flooring, radiator, double-glazed window to the front and opening to the kitchen.

Horseshoe-shaped kitchen featuring worktops, gas hob, oven, cooker hood, plumbing for washing machine and dishwasher, tiled splashbacks and double-glazed window to the rear.

Bedroom 1

12'9" x 9'8" (3.89m x 2.95m)

Lovely size principal bedroom featuring laminate flooring, double-glazed window and radiator.

Bedroom 2

12'9" x 9'8" (3.89m x 2.95m)

Good size second bedroom featuring laminate flooring, double-glazed window to the front and radiator.

Bedroom 3

9'5" (max) x 5'4" (2.87m (max) x 1.63m)

Single bedroom with skylight and radiator.

Shower Room

Partly tiled suite comprising WC, wash hand basin, shower cubicle and radiator.

Outside

The apartment is accessed via communal doors found at the front and rear of the building. The apartment itself is located on the second floor.

Parking

Allocated parking space for 1 vehicle. Visitor parking spaces are also available.

Lease Details

The property is held on a very long leasehold and has a remaining lease term of approximately 982 years at the time of preparing these particulars. The service charge is £598.00 per annum. The Ground Rent is £149.65 per annum.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Council Tax Band

North Northamptonshire Council. Council Tax Band B

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

EVERLAST

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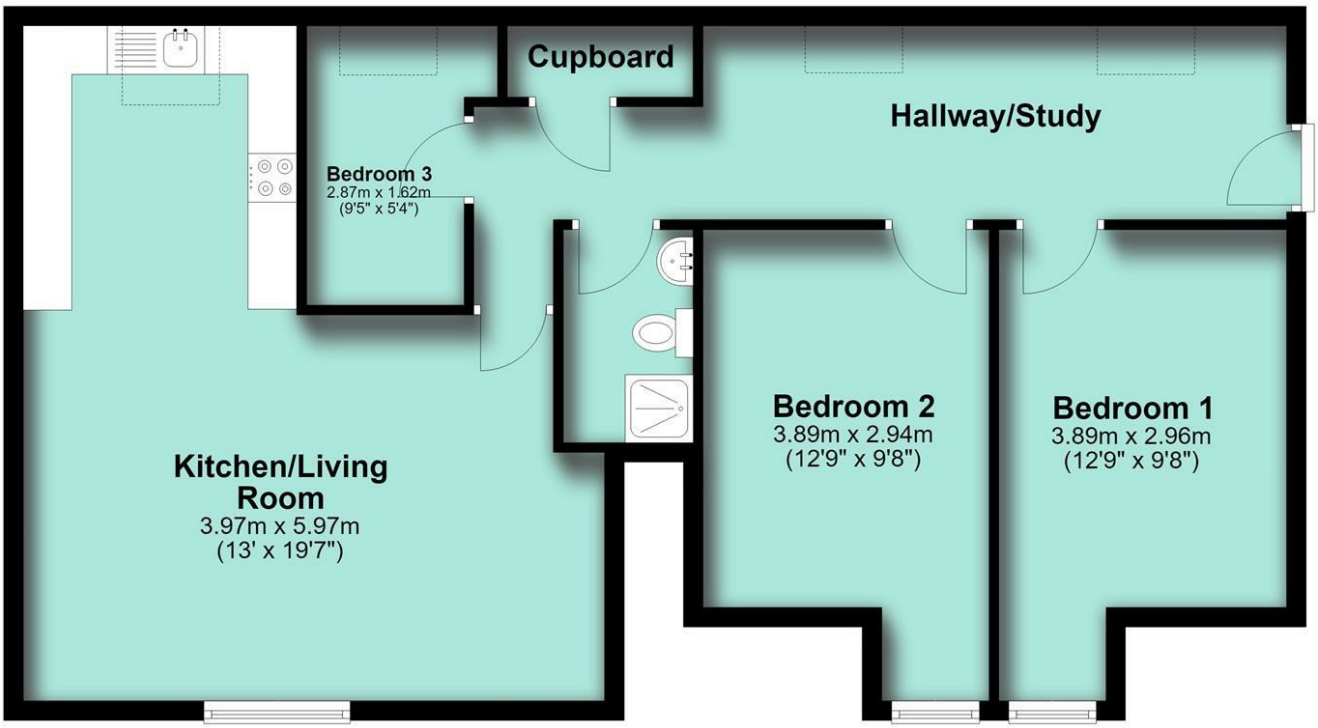
Ground Floor



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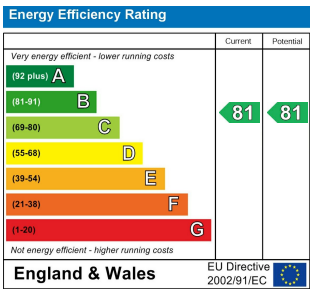
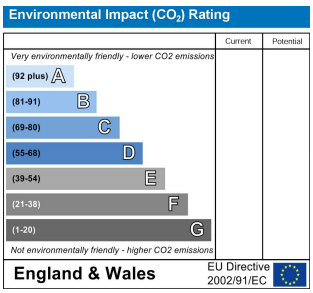
Plan produced using PlanUp.





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