



Total area: approx. 59.1 sq. metres (636.2 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Irthlingborough Road North Wellingborough NN8 1TE

Leasehold Price £175,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with a garage and situated within walking distance of the Railway Station, Stanton Cross park and Primary school is this two bedroom top floor flat which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances to include oven, hob, washing machine, dishwasher and fridge/freezer. The property further offers a 21ft open plan lounge/diner/kitchen and an allocated parking space. The accommodation briefly comprises entrance hall, open plan lounge/diner/kitchen, two bedrooms, bathroom, allocated parking space and a garage.

Enter through composite door via communal hallway to.

Entrance Hall

Carpet mat, tiled floor, radiator, intercom, three storage cupboards, window to rear aspect, doors to.

Open plan Lounge/Diner/Kitchen

21' 9" x 12' 7" narrowing to 10' 11" plus door recess (6.63m x 3.84m) (This measurement includes area occupied by the kitchen units)

Juliette balcony to front door aspect, two double radiators, laminate floor to lounge area, T.V point, telephone point. Kitchen area comprises stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surface with matching upstands, built in electric oven and gas hob with extractor hood over and glass splash back, integrated washing machine, dishwasher and fridge/freezer, airing cupboard housing gas fired boiler serving domestic hot water and central heating, tiled floor, inset ceiling lights, under cupboard lights, window to rear aspect.

Bedroom One

11' 1" widening to 13' 7" into wardrobe recess x 8' 7" (3.38m x 2.62m)

Window to front aspect, radiator, T.V point.

Bedroom Two

11' 2" x 7' 3" (3.4m x 2.21m)

Window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, towel radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

Outside

Communal areas, allocated parking space in front of.

Garage

Up and over door.



Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,666 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file. We are instructed to market this property by an intermediary company who are also required to carry out ID/AML and source of funds checks and will charge purchasers £49 plus V.A.T. to cover the cost of their customer due diligence.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

