



91 Waterside Road
Wellingborough, NN8 1PD



Simpson & Weekley

Welcome to this charming second-floor apartment located on Waterside Road in Wellingborough. This delightful property offers a modern and open-plan living space, perfect for those seeking a comfortable and stylish home.

As you enter, you will be greeted by a spacious reception room that seamlessly flows into the kitchen area, creating an inviting atmosphere for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently situated, ensuring ease of access for residents and guests alike.

One of the standout features of this apartment is the allocated parking space, a valuable asset in today's busy world. Additionally, the presence of a lift in the apartment block enhances accessibility, making it suitable for individuals of all ages.

This property is ideally situated, offering a blend of convenience and tranquillity. With local amenities, parks, and transport links nearby, you will find everything you need within easy reach.

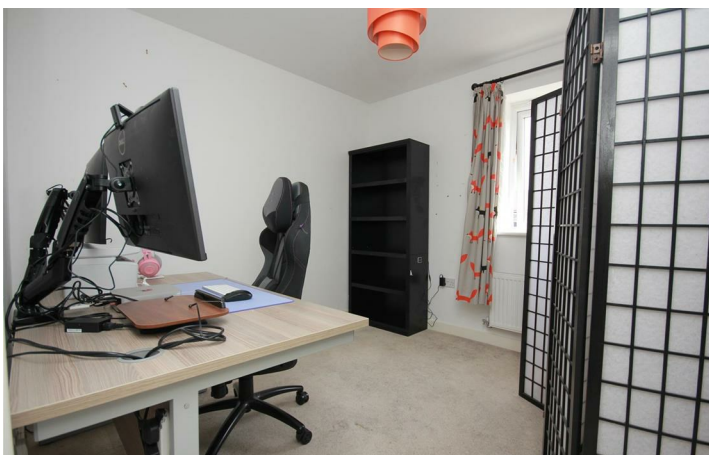
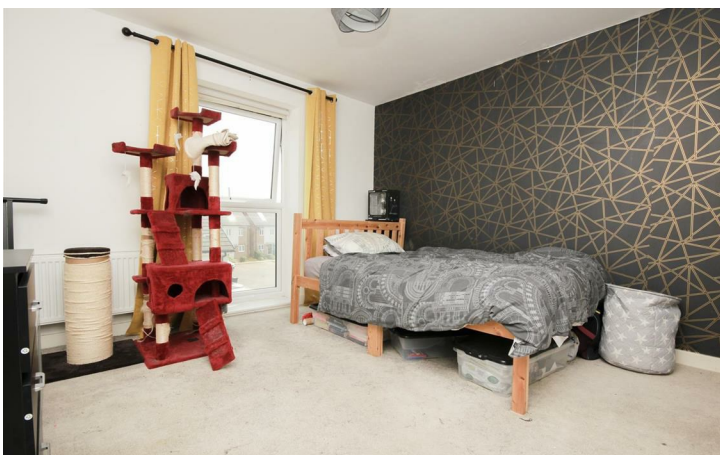
In summary, this two-bedroom apartment on Waterside Road is an excellent opportunity for first-time buyers, young professionals, or those looking to downsize. With its modern design, practical features, and prime location, it is sure to appeal to a wide range of potential residents. Do not miss the chance to make this lovely apartment your new home.

Agents Note: 105 years remain on the lease, Service Charge £2168 p/a, ground rent £250 p/a

EPC: 84/B

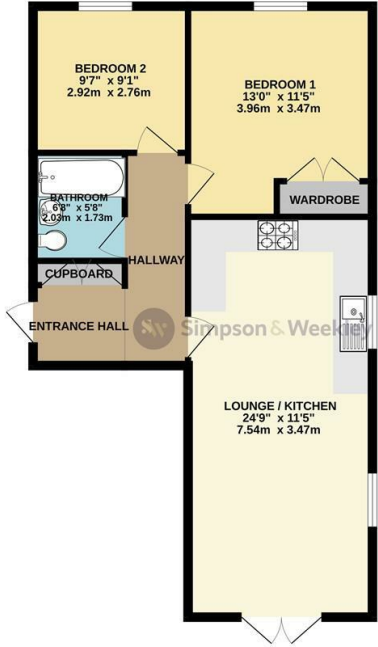
Council Tax Band : B

Offers In Excess Of £150,000



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GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA - 642 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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