



**Waterside Road, WELLINGBOROUGH NN8 1PD**

**welcome to**

## **Waterside Road, WELLINGBOROUGH**

A well presented and very well appointed first floor two bedroom apartment with lift access, benefits include radiator, central heating, a good quality kitchen with appliances. There is an allocated parking space, the apartment is handily placed for the train station making it ideal for a commuter.

### **Entry System**

Command door to entrance hall and stairs and lift to first floor landing.

### **Entrance Porch**

Double glazed door leading to entrance hall, double doors to large storage area and plumbing for washing machine.

### **Lounge/Dining Room**

Double glazed doors to the rear aspect leading on to Juliet balcony and radiator.

### **Kitchen**

Very well fitted throughout with a range of base and wall units, appliances, stainless steel sink and drainer unit with central heating boiler.

### **Bedroom One**

Double glazed window to the rear aspect, built in wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, storage cupboard and radiator.

### **Bathroom**

Fitted with a white three piece suite and shower over, tiling to splash back areas and extractor fan.



## Externally

### Front

A car park with one allocated parking space.



***view this property online*** [williamhbrown.co.uk/Property/WBR114188](http://williamhbrown.co.uk/Property/WBR114188)



welcome to

## Waterside Road, WELLINGBOROUGH

- Two Bedroom 1st floor apartment
- Accessible with a lift
- 115 Year lease
- Allocated parking
- Central heating

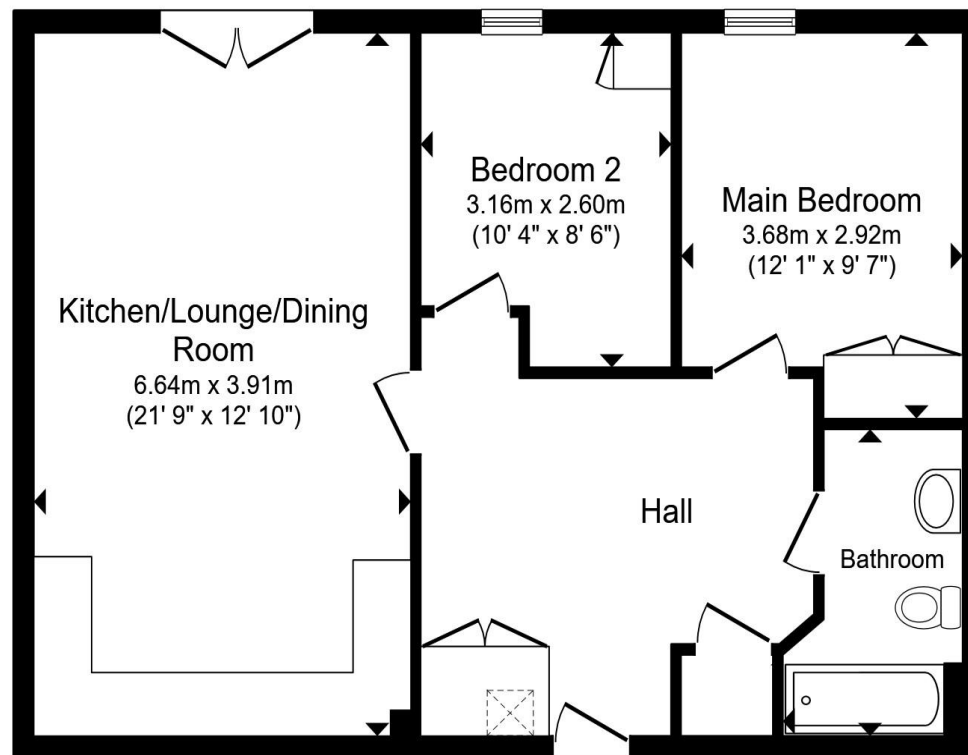
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Total floor area 63.9 m<sup>2</sup> (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/WBR114188](http://williamhbrown.co.uk/Property/WBR114188)



Property Ref:  
WBR114188 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)