



4 Irthlingborough Road East
Wellingborough, NN8 1TQ



Simpson & Weekley

Situated in the desirable Stanton Cross Development on Irthlingborough Road East, Wellingborough, this recently built ground floor apartment offers a perfect blend of modern living and convenience. Completed in 2024, the property boasts a well-maintained interior featuring two bedrooms and two bathrooms, making it an ideal choice for couples, small families or investors.

Upon entering, you are welcomed into a bright and airy lounge diner perfect for relaxation and entertaining. The separate kitchen is equipped with built-in appliances, ensuring a seamless cooking experience. The master bedroom benefits from an ensuite shower, providing added privacy and comfort.

One of the standout features of this flat is the provision of two designated parking spaces, a rare find in many developments, which adds to the overall appeal of this property. Residents will appreciate the ease of access to local amenities, with the town centre just a short distance away. For those who commute, the nearby train station offers excellent transport links, making it easy to travel to surrounding areas.

With its modern design, convenient location and ample parking, this two bedroom apartment is a fantastic opportunity for anyone looking to enjoy contemporary living in Wellingborough. Don't miss your chance to make this lovely property your new home. Ground Rent £0, Service Charge £1300 per annum. Years left remaining on the lease - 989 years.

Council Tax Band B

EPC Rating 83B



Offers In Excess Of £180,000



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 tested and no guarantee as to their operability or efficiency can be given.
 Made with Hozonplan (2023)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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