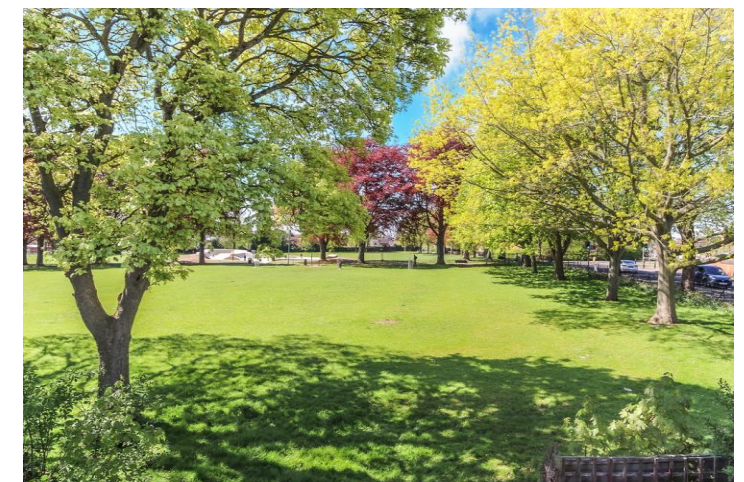


Total area: approx. 70.6 sq. metres (760.5 sq. feet)

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.



## Westfield Road Wellingborough NN8 3JT

### Leasehold Price £130,000

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 surveyor's 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 estate agents 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  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no chain is this two bedroom, first floor flat with park views situated in walking distance of schools, the town centre and easy access of the railway station. The property benefits from uPVC double glazed doors and windows, gas warm air heating and a refitted kitchen and bathroom. The property offers two double bedrooms and the overall size is 760 sq. ft (70.6 sq. m) The accommodation briefly comprises entrance hall, living room, kitchen, two bedrooms, bathroom and communal outside space.**

Enter via communal entrance hall with stairs to first floor.

Part obscure glazed entrance door with obscure glazed side panel to.

#### Entrance Hall

Obscure window to front aspect, cloaks cupboard, storage cupboard, further cupboard housing gas fired boiler serving warm air heating, warm air vent, doors to.

#### Living Room

15' 11" x 11' 11" plus recess (4.85m x 3.63m)

Window to side aspect, patio doors to balcony, warm air vent, electric radiator, coving to ceiling.

#### Kitchen

12' 5" x 7' 0" (3.78m x 2.13m)(This measurement includes area occupied by the kitchen units.)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base units providing work surfaces, tower cupboard, space for cooker, plumbing for washing machine, space for fridge and freezer, tiled splash areas, wood grain effect floor, obscure window to rear aspect.

#### Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)

Window to rear aspect, warm air vent, coving to ceiling.

#### Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Window to rear aspect, warm air vent, coving to ceiling.

#### Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, vanity light with shaver point, warm air vent, wood grain effect floor, obscure window to rear aspect.

#### Outside

Brick built store, communal washing area and bin area.

#### N.B

The property Tenure is Leasehold. We understand a lease of 125 years was granted 24<sup>th</sup> September 1990. An annual service charge is payable to Greatwell Homes. The charge for April 2026/2027 was £440.14. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band A (£1,579 per annum. Charges for 2026/2027).

#### 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.

#### 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](http://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.**

