



**BRENNAN**  
BESPOKE

**£135,000**

**The Wells**

Wellingborough, NN9 5HU

## PROPERTY SUMMARY

A well-presented two-bedroom duplex apartment with private parking, set over two floors in the heart of Finedon. This spacious and modern flat offers flexible accommodation across two levels, making it an ideal choice for first-time buyers, professionals, or those looking to downsize without compromising on space. On the first floor, you'll find a bright and airy lounge/diner, perfect for relaxing or entertaining, as well as a separate, well-equipped kitchen and a stylish family bathroom. Upstairs, the property features two generous double bedrooms, providing comfortable living for singles, couples, or small families. The apartment also benefits from its own allocated parking space, offering convenience and peace of mind. Located in a popular area of Finedon, this property is close to local amenities, schools, and transport links, making everyday living easy and enjoyable.

2



1



1







**Ground Floor**

**First Floor**

**Second Floor**

Internal Area Approx. : 72m<sup>2</sup>

For identification only not to scale

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**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**OFFICE ADDRESS**  
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