Irthlingborough Road North Wellingborough

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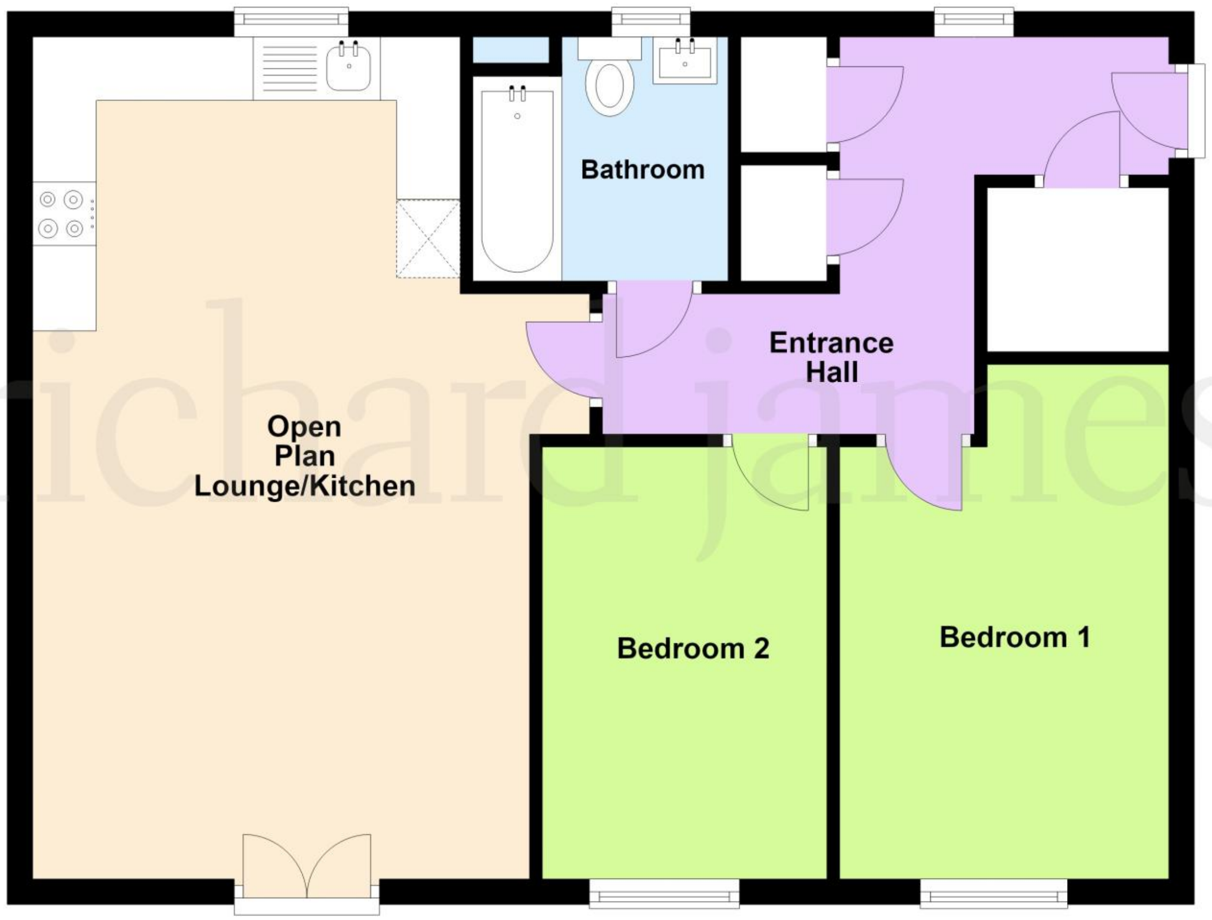
Second Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 sq. feet)

Irthlingborough Road North Wellingborough NN8 1TE

Leasehold Price £160,000

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

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 a garage and situated within walking distance of the Railway Station, Stanton Cross park and Primary school is this two bedroom top floor flat which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances to include oven, hob, washing machine, dishwasher and fridge/freezer. The property further offers a 21ft open plan lounge/diner/kitchen and an allocated parking space. The accommodation briefly comprises entrance hall, open plan lounge/diner/kitchen, two bedrooms, bathroom, allocated parking space and a garage.

Enter through composite door via communal hallway to.

Entrance Hall
Carpet mat, tiled floor, radiator, intercom, three storage cupboards, window to rear aspect, doors to.

Open plan Lounge/Diner/Kitchen
21' 9" x 12' 7" narrowing to 10' 11" plus door recess (6.63m x 3.84m) (This measurement includes area occupied by the kitchen units)
Juliette balcony to front door aspect, two double radiators, laminate floor to lounge area, T.V point, telephone point. Kitchen area comprises stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surface with matching upstands, built in electric oven and gas hob with extractor hood over and glass splash back, integrated washing machine, dishwasher and fridge/freezer, airing cupboard housing gas fired boiler serving domestic hot water and central heating, tiled floor, inset ceiling lights, under cupboard lights, window to rear aspect.

Bedroom One
11' 1" widening to 13' 7" into wardrobe recess x 8' 7" (3.38m x 2.62m)
Window to front aspect, radiator, T.V point.

Bedroom Two
11' 2" x 7' 3" (3.4m x 2.21m)
Window to front aspect, radiator.

Bathroom
White suite comprising panelled bath with mixer shower attachment, low flush W,C, pedestal hand wash basin, tiled splash backs, tiled floor, towel radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

Outside
Communal areas, allocated parking space in front of.

Garage
Up and over door.

N.B
We understand the remaining length of the lease is 994 years. The service charge is £1,612.83 per annum which also includes Ground Rent, Estate Management charge and Building insurance. The front and rear photographs also illustrate other properties

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

Council Tax
We understand the council tax is band B (£1,666 per annum. Charges for 2024/2025).

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. We are instructed to market this property by an intermediary company who are also required to carry out ID/AML and source of funds checks and will charge purchasers £45.00 plus V.A.T. to cover the cost of their customer due diligence. There will be additional charges of £25.00 plus VAT per deposit giftor (if applicable).

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

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.

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