



30 Neptune Road  
Wellingborough, NN8 1RB



**Simpson & Weekley**

Simpson and Weekley Lettings are delighted to offer this very well presented two bedroom coach house apartment tucked away on the popular Ladywell Park Development close to Wellingborough Train Station giving access to London St Pancras Station (50 minutes). The property will be available from the beginning of April and briefly comprises Entrance Hall, leading to spacious landing with storage cupboard, Lounge/Dining Room open to modern fitted Kitchen with space for a breakfast table. Two double Bedrooms with a large fitted wardrobe to the second bedroom and a modern white bathroom suite with shower over the bath completes the spacious accommodation. Further benefits include gas radiator central heating, fully Upvc double glazed and two allocated parking spaces. Viewing is highly recommended to avoid disappointment. Council Tax Band B. EPC Rating C.

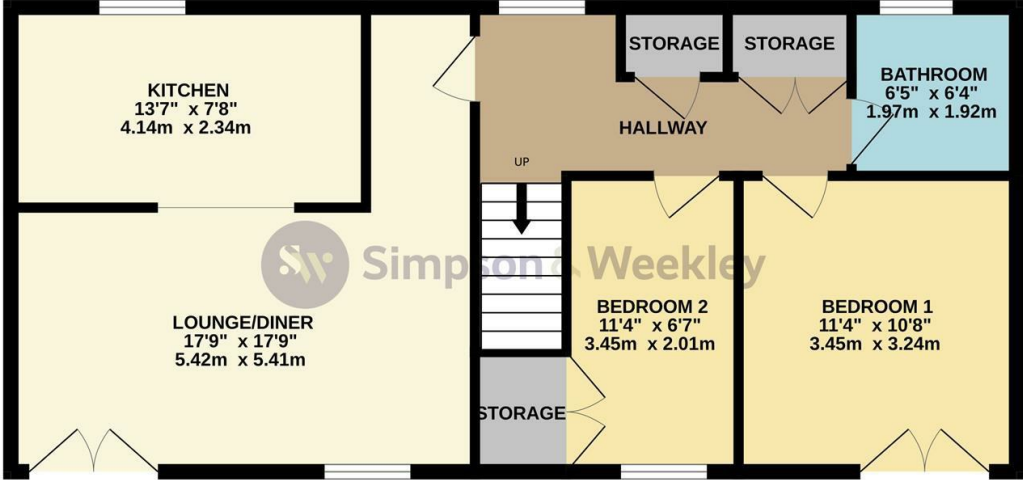


£950 PCM

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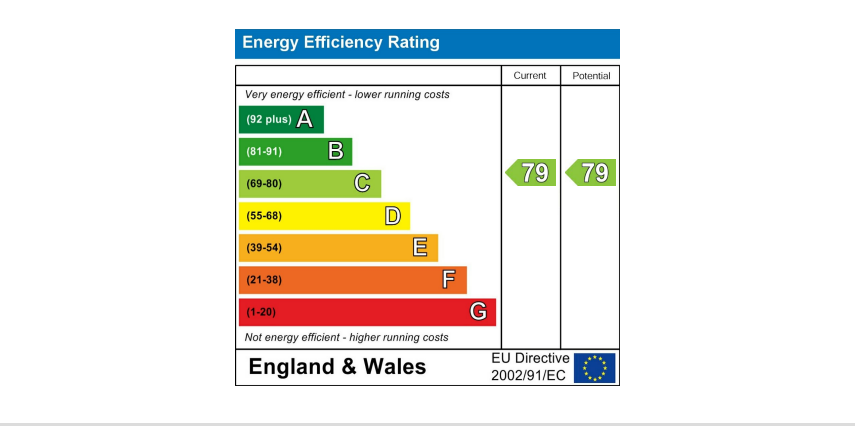


GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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