



# HARWOODS

Chartered Surveyors & Estate Agents



32 Townsend Close, Wellingborough  
NN8 2BS

£150,000 Leasehold

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## 32 Townsend Close, Wellingborough, NN8 2BS

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This unusually large and bright top floor apartment provides spacious comfortable accommodation that extends to just over 72 square metres (775 square feet) which is a similar size to some houses. The property is available with no chain and has very reasonable service charges.

The rooms are well proportioned and include a long hallway with storage cupboard, large living room/diner, kitchen/breakfast room (also with space for a table), two double bedrooms, modern bathroom and separate toilet. There is also a walk in store room with light and power that would make a good space for a desk/study area.

The property has an energy rating C with UPVC double-glazed windows and a premium ATAG gas central heating system. The property would be ideal for a first time buyer or equally a "lock and leave" apartment for any customer with a busy lifestyle. There is communal off road parking that serves the block.

Dale End park is just a few moments from the apartment, whilst the town centre is around 10 minutes walk and has a range of shops and restaurants. Wellingborough railway station has a regular service to London St Pancras in around 50 minutes.

Viewing is highly recommended and we hold keys for accompanied visits.

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### Lease Details

The property is leasehold. The original lease was for a term of 125 years and commenced on 15th May 1989 and so has about 88 years remaining as at the time of preparing these particulars (June 2026). The service charge will be £312.51 for 2026/27.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Entrance door with double-glazed inset panel giving access from the communal landing. Security intercom phone, double radiator, coat hooks, loft access to large attic space that is not boarded but has good potential to store items, walk-in storage cupboard and doors off to:

#### Living Room/Diner

16'7" x 12'8" (5.05m x 3.86m)

Double radiator and UPVC double-glazed window with open south-east aspect over town roof tops and trees.

#### Kitchen/Breakfast Room

10'10" max x 8'10" (3.30m max x 2.69m)

Range of fitted base units, work-surfaces and single drainer stainless steel sink. Ceramic hob, electric oven, plumbing for washing machine, space suitable to stand a fridge/freezer, part tiled walls and UPVC double-glazed window with outlook along Brook Street West towards Northampton Road.

#### Bedroom 1

14'8" max x 10'6" (4.47m max x 3.20m)

Radiator and UPVC double-glazed window with open south-east aspect over town roof tops and trees.

#### Bedroom 2

14'8" x 9'9" (4.47m x 2.97m)

Radiator and UPVC double-glazed window with open south-east aspect over town roof tops and trees.

### Walk in Store/Study Area

5'9" x 4'0" (1.75m x 1.22m)

Open fronted wall cupboard, power socket and electric light. Potential for use as a small internal study space. Electricity consumer unit.

### Bathroom

White suite comprising pedestal washbasin and panelled bath with shower mixer tap. Fully tiled walls, radiator and UPVC double-glazed window.

### Separate Toilet

White close-coupled WC. UPVC double-glazed window.

### Outside - Parking and Garden

Communal parking serves the block. Spaces are not allocated. Small enclosed garden area at the rear of the building that is block paved and is accessed either through the building or the side gate.

### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

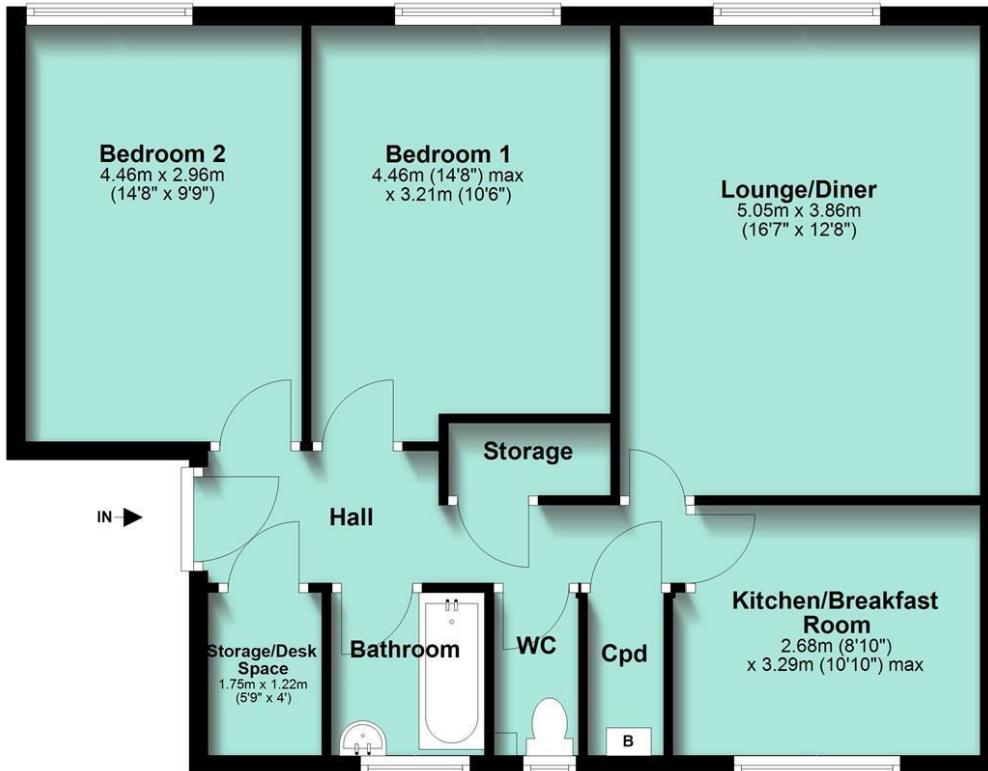
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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### Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		