



Total area: approx. 64.1 sq. metres (690.0 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.



High Street Wellingborough NN8 4HR Leasehold Price £135,000

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.

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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



Situated in the town and within walking distance to all amenities is this one bedroom ground floor flat which benefits from double glazed windows, a range of built in kitchen appliances, underfloor heating and a refitted shower room. This is ideal for a first time buyer or investor. The accommodation briefly comprises entrance hall, kitchen/dining room, lounge, one bedroom and shower room.

Enter via communal entrance door.

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Entrance Hall

Laminate floor, door to.

Kitchen/Dining Room

20' 2" max narrowing to 9'4" x 12' 8" plus door recess (6.15m x 3.86m)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor over, integrated washing machine and fridge freezer, plumbing for dishwasher, window to rear aspect, exposed brick wall, laminate flooring.

Lounge

15' 5" max x 15' 2" max (4.7m x 4.62m)

Two windows to front aspect, T.V. point, laminate flooring.

Bedroom One

14' 5" max x 9' 10" plus recess (4.39m x 3m)

Window to side aspect, laminate floor.

Shower Room

Refitted to comprise walk in double shower cubicle, wash hand basin set in vanity unit, low flush W.C., tiled floor, towel rail.

Material Information

A lease of 125 years was granted in November 2016. The ground rent is £200 per annum and the service charge is £1483.58 per annum to include building insurance. We understand from the vendor that the sum of £58 per month has been paid for electricity between April 2025 and February 2026. This should be confirmed by the purchasers legal representative before a commitment to purchase.

The front photograph also illustrates other properties in the building.

Energy Performance Rating

This property's energy rating is TBC.

Council Tax

We understand the council tax is band A (£1,498.99 per annum. Charges for 2025/2026).

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

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.

