



# HARWOODS

Chartered Surveyors & Estate Agents



3 Harcourt Mews Harcourt Square, Earls Barton  
Northamptonshire NN6 0NB

£145,000 Leasehold

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### 3 Harcourt Mews Harcourt Square, Earls Barton, Northamptonshire NN6 0NB

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Available with no chain and ideal for a first time buyer wanting village living at an affordable price; a well proportioned factory conversion top floor flat (second floor) with a sizeable living room, kitchen/breakfast room, double bedroom with wardrobe/storage and a bathroom with shower over bath. The property has lots of natural light from the large windows that add to the sense of space.

The property is located within the heart of this very popular and well served village which offers a large selection of local businesses that cater for many day to day requirements and include a co-op local store, other shops, take-aways, pubs, chemist, doctor's surgery, school and church.

The property has a very long 989 year lease remaining and the buyer will also receive a share of freehold via a shareholding in the resident's management company. Current service charge is £2400 for the year 1 April 2026 - 31 March 2027.

Viewing recommended and Harwoods hold keys for accompanied viewing.

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#### Lease Information

The property is leasehold with the balance of a 999 year lease that commenced in 2016. Service charge for the year 1 April 2026 - 31 March 2027 is £2400.00.

The Freehold is owned by Harcourt Mews Management Ltd which is owned by the individual flat owners. The purchaser of the flat will become a shareholder in the residents' management company. Orchard Block Management from Northampton have been appointed by the freehold company to manage the block on their behalf.

#### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Entrance into the flat via a panelled entrance door. Radiator, loft access, storage cupboard and doors off to all rooms.

#### Living Room

19'9" max x 8'6" (6.02m max x 2.59m)

Double radiator. Windows to two aspects.

#### Kitchen/Breakfast Room

10'4" x 9'10" (3.15m x 3.00m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards, work-surfaces and breakfast bar. Newly installed electric oven and electric hob. Double radiator, Vaillant gas central heating boiler and two dual aspect windows.

#### Bedroom

11'6" x 9'10" (3.51m x 3.00m)

Radiator, fitted wardrobes/storage and window.

#### Bathroom

White suite comprising close-coupled toilet, pedestal washbasin and panelled bath with shower over. Double radiator, part tiled walls and window.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band A.

#### 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.

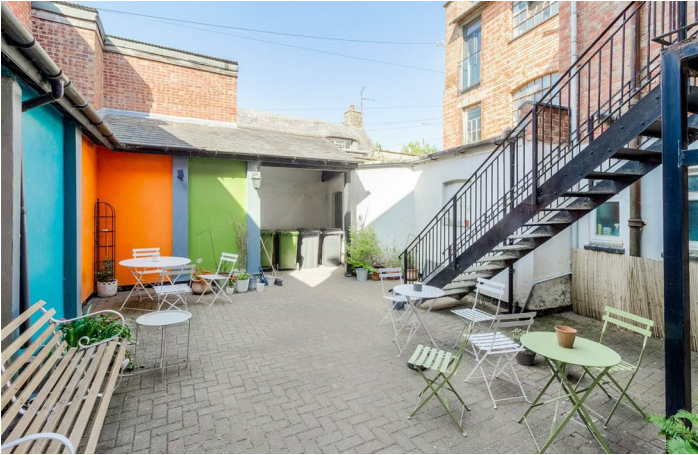
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IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended 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.

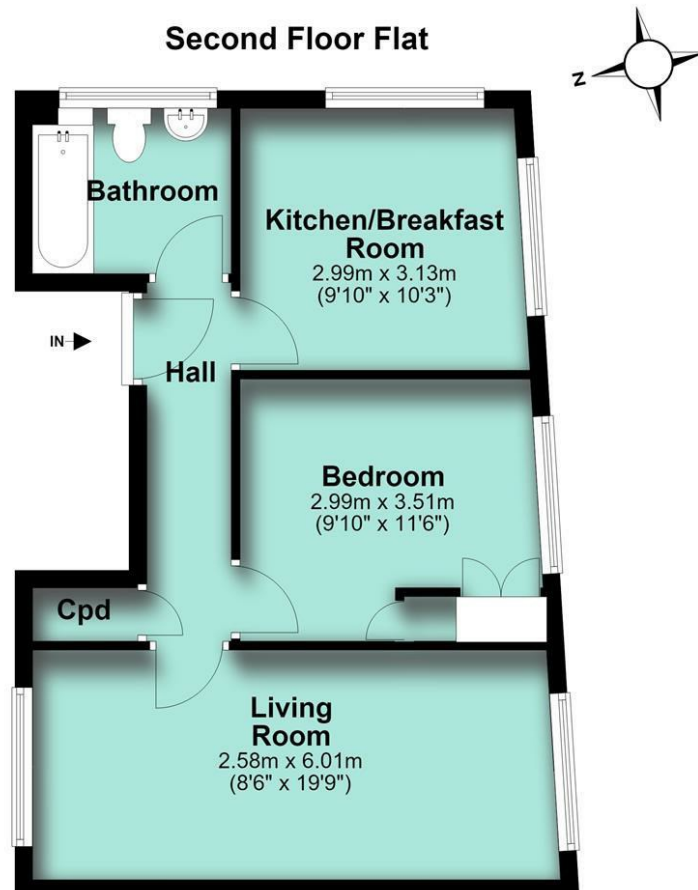
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Plan produced using PlanUp.

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

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