The Cloisters Irthlingborough Road Wellingborough

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Total area: approx. 60.9 sq. metres (655.7 sq. feet)

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.

The Cloisters Wellingborough NN8 1PG

Leasehold Price £150,000

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 for sale with no chain is this individual, Grade II listed apartment with it's own entrance which was once the old boiler house for the former Isebrook Hospital and was converted in 1998. Situated within walking distance of the railway station, town centre and Castlefields park, the property benefits from gas radiator central heating, freestanding kitchen appliances and further offers character features such as exposed brick work, timber beams and a vaulted ceiling, a 19ft x 17ft open plan lounge/kitchen, a mezzanine bedroom, a 10ft second bedroom and an allocated parking space. The accommodation briefly comprises open plan lounge/kitchen, mezzanine bedroom, bedroom two, wet room and allocated parking.

Enter via wooden door with obscure glazed inserts to.

Lounge/Kitchen
19' 10" x 17' 7" (6.05m x 5.36m) (This measurement includes area occupied by the kitchen units)
Four windows to side aspect, three radiators, wood flooring, T.V. point, part tiled walls and part exposed brickwork vaulted ceiling.

Kitchen Area
Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, gas and electric range cooker, freestanding dishwasher, washing machine, fridge and freezer, stairs to mezzanine bedroom, doors to.

Bedroom Two
10' 6" x 8' 8" max (3.2m x 2.64m)
Two windows to side aspect, wood flooring, radiator, part tiled walls.

Wet Room
Comprising walk in shower area, low flush W.C., pedestal hand wash basin, mosaic tiled floor, tiled walls, radiator, extractor vent, two obscure glazed windows to side aspect.

Mezzanine Bedroom
17' 5" narrowing to 12' 0" x 9' 6" (5.31m x 2.9m)
Some restrictive headroom.

Outside
Allocated parking space.

N.B
We understand from the vendor the service charge is £1,400.00 per annum and the ground rent is £200.00 per annum. The remaining term of the lease is 97 years. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

Energy Performance Rating
The property has an energy performance rating of E. The full energy performance certificate is available upon request.

Council Tax
We understand the council tax is band B (£1,843 per annum. Charges 2026/2027).

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.

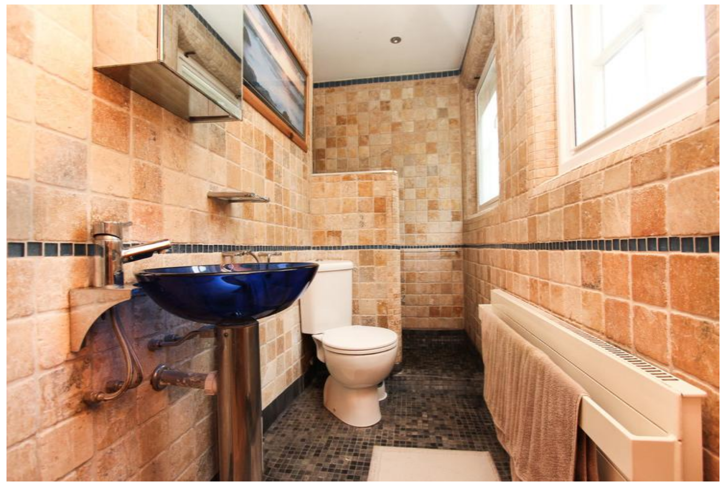
General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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.



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