



2 Tithe Barn Road  
Wellingborough, NN8 1GD



**Simpson & Weekley**

Located on Tithes Barn Road in the town of Wellingborough, this delightful one-bedroom first-floor apartment offers a perfect blend of comfort and convenience. With a well-designed layout, the property features an open-plan reception room which connects a kitchen/diner and lounge area, creating an inviting space for both relaxation and entertaining. The area boasts open views, allowing natural light to flood the room, enhancing the overall ambience.

The apartment comprises a generously sized bedroom and a modern bathroom, catering to all your essential living needs. Additionally, residents will benefit from a communal storage area located in the basement, providing ample space for belongings and a lift provides easy access to the first floor.

For those with a vehicle, a dedicated parking space is available for an additional £80 per calendar month, ensuring hassle-free parking in this vibrant community. With approximately 141 years remaining on the lease, this property presents a fantastic opportunity for first-time buyers or those looking to downsize.

This flat is ideally situated, offering easy access to local amenities, transport links, and the picturesque surroundings of Wellingborough. Whether you are seeking a tranquil retreat or a base to explore the area, this apartment is sure to impress. Do not miss the chance to make this charming flat your new home.

Ground Rent - £150 pa

Service Charge - £217 per quarter

Council Tax - Band A

EPC - Ordered

Asking Price £119,000



GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS