



HARWOODS

Chartered Surveyors & Estate Agents



32 Compton Road, Wellingborough
NN8 1QG

25% Shared Ownership £40,000 - Leasehold

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32 Compton Road, Wellingborough, NN8 1QG

A smartly presented two bedroom first floor apartment that is located to the east of the town, and offers both generous accommodation and great access to Wellingborough Train Station (service to London St Pancras in under 50 minutes). The property is sold on a 25% shared ownership basis.

Built in 2019 by East Midlands Housing Association, the flat is tastefully decorated and features UPVC double glazing and gas radiator central heating. Upon entering the apartment there is a spacious hallway with doors leading off to all rooms, attractive living/dining room, modern fitted kitchen, 2 double bedrooms and a stylish bathroom suite. Outside is a parking area with five communal spaces that service the block.

The flat is conveniently placed for shops, schools, and Castlefield Park and is sold with approximately 118 years remaining on the lease. The flat is a great opportunity to get onto the housing ladder and a viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Spacious hallway with rooms to both bedrooms, bathroom and living room. Smartly decorated, the hall features laminate flooring, radiator and useful storage cupboard.

Lounge/Dining Room

18'1" x 12'8" (5.51m x 3.86m)

Bright and airy reception room that features 5 separate double glazed windows allowing light to floor the room. The room is an interesting design with a bay front. laminate flooring, radiator, and door to the kitchen,

Kitchen

8'3" x 10'4" (2.51m x 3.15m)

Smartly fitted kitchen that offers plenty of work top space, and features base and wall mounted cupboards, pull out drawers, plumbing for a washing machine, oven, gas hob and cooker hood. The kitchen also features double glazed windows, radiator and laminate flooring.

Bedroom 1

10'9" x 12'8" (3.28m x 3.86m)

Lovely size main bedroom that features laminate flooring, double glazed window, radiator and laminate flooring.

Bedroom 2

14'9" x 8'4" (4.50m x 2.54m)

Good size double bedroom, that features double glazed window, radiator and laminate flooring.

Bathroom

Modern suite consisting of a bath with shower over, WC, wash hand basin, attractive grey tiling and heated towel rail.

Outside

Communal entrance hall. Parking area - note no spaces are

allocated within the block and are on a 'first come first served basis'.

Lease Details & Costs

Term: 125 years from 01/02/2019 (118 years remaining)
25% share

Rent for remainder = £279.50 per month

Current service charge = £116.91 per month

All figures quoted are as at May 2026

Council Tax

North Northamptonshire Council. Band B rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

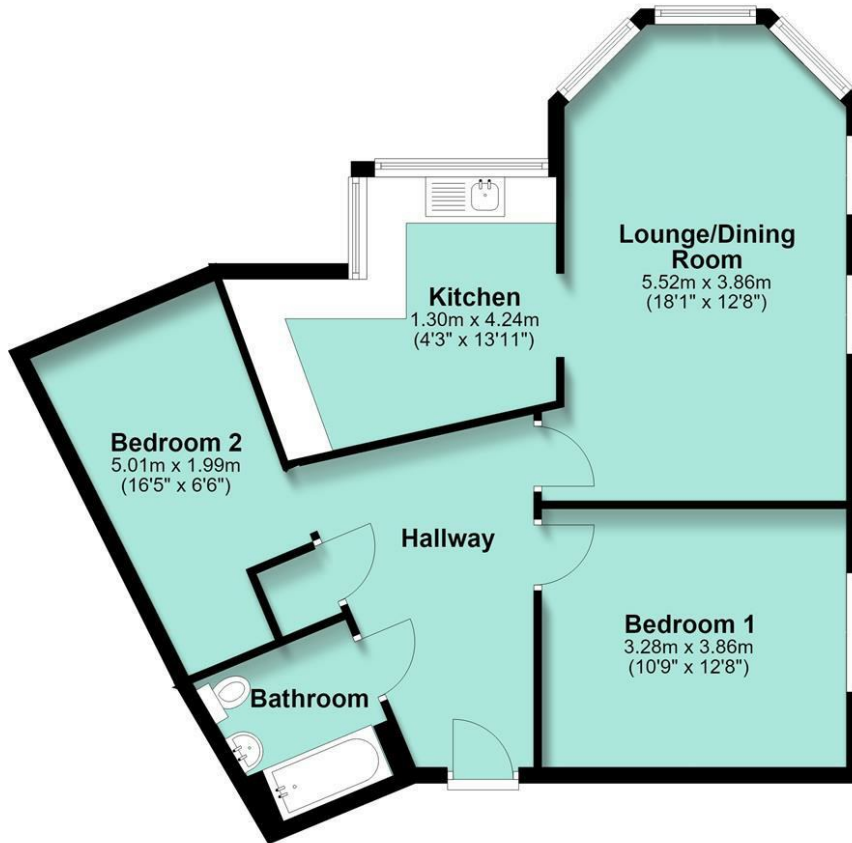
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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





First Floor Apartment



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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	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		