



The Cloisters Irthlingborough Road
Wellingborough, NN8 1PG



Simpson & Weekley

Spacious Two-Bedroom Flat in Characterful Pre-1900 Building

A well-presented two-bedroom flat situated within a charming, small complex combining period character with modern living and situated within close proximity to local amenities, schools, town centre and Wellingborough train station (London to St Pancras in approx 50 minutes)

The property offers a good-sized lounge, providing a comfortable and versatile living space, alongside a contemporary fitted kitchen equipped with a built-in oven, gas hob, extractor fan and integrated fridge/freezer.

Bedroom One benefits from built-in wardrobes, providing excellent storage, while the modern bathroom is complete with fitted storage units.

The high ceilings and large windows provide give a really spacious feel and provide natural light in abundance.

Further benefits include an allocated parking space, making this an attractive property for both homeowners and investors.

Council Tax: B

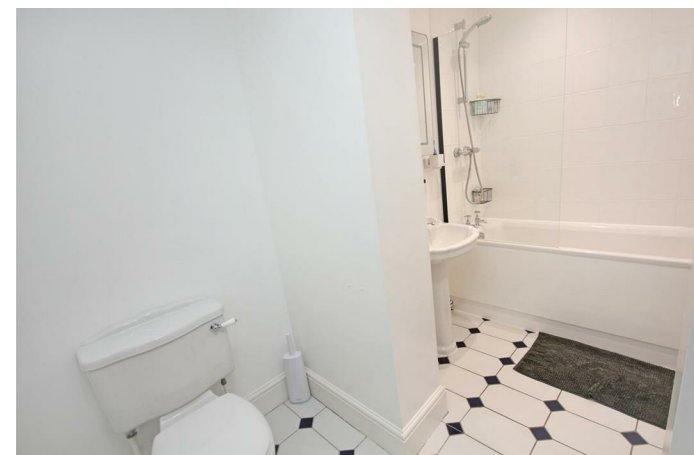
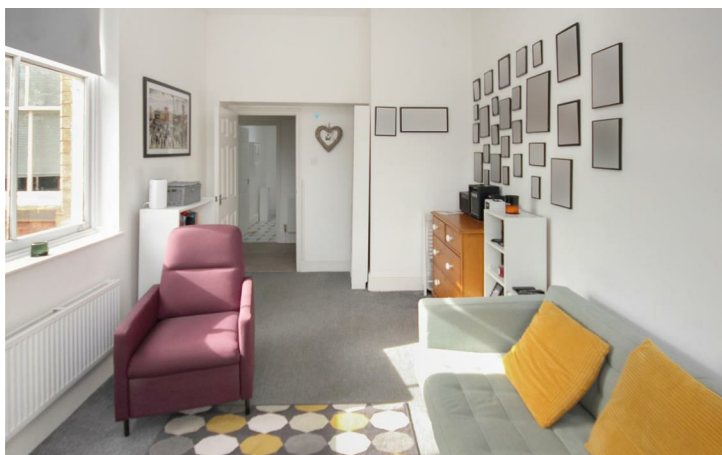
EPC: Ordered

Service Charge: £125 PCM

Ground Rent: £200 PA

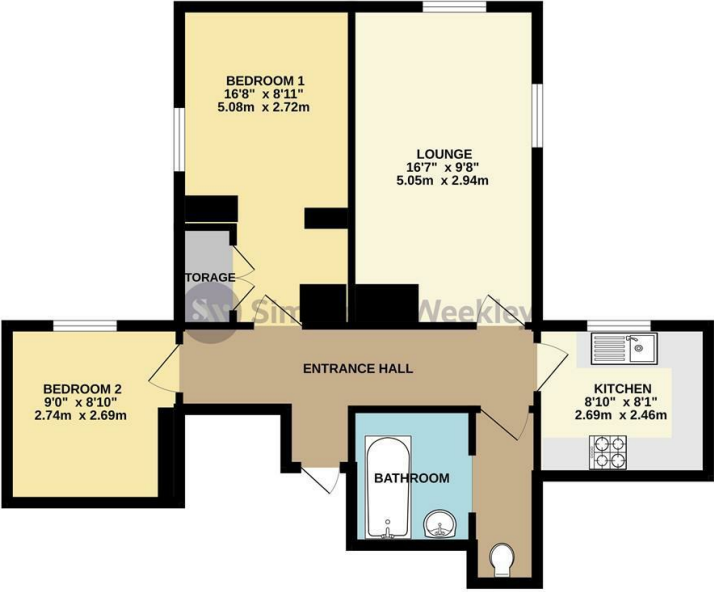
Years remaining on Lease: 97 years

Asking Price £159,950



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GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq. ft. (55.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler (2024).



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	



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