



1 Freeman Court
Wellingborough, NN8 1BF



Simpson & Weekley

A fantastic ground floor apartment with its own personal entrance and allocated parking! Tucked away at the bottom corner of the block is this very well presented, apartment with it's own personal entrance.

Boasting gas radiator central heating and double glazing throughout, this one bedroom property is an ideal home for any first time buyer or for someone looking to downsize.

As you enter the property you find a living room with space for a small dining area currently used as a study and an arch through to a modern fitted kitchen. there is a large double bedroom with a built in wardrobe and a wet room which coupled with the sloped entrance to the front door results in a property that could be an ideal option for anyone looking for a mobility friendly home.

There are shops and parks within walking distance and the train station is just 0.7 miles away where a direct train can see you arriving in London St Pancras within a 50 minute journey.

Service Charge: £343.04 P/A

No Ground Rent

Council Tax Band: A

EPC: 78/C

Asking Price £120,000



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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq ft. (40.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Floorplan Creator



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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