



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



The Embankment Wellingborough NN8 1PA Leasehold Price £62,500

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated local to the railway station, town centre and Castlefields park is this 50% shared ownership two bedroom second floor flat which benefits from benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a 15ft lounge/dining room, two well proportioned bedrooms and an allocated parking space. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom and allocated parking.

Enter via communal hallway, through wooden entrance door to.

Entrance Hall

Access to loft space, storage cupboard, radiator, doors to.

Lounge/Dining Room

15' 9" x 13' 9" (4.8m x 4.19m)

Two windows to side aspect, two double radiators, T.V. point, telephone point, through to.

Kitchen

9' 4" x 8' 2" (2.84m x 2.49m)(This measurement includes the area occupied by the kitchen units.)

Comprising stainless steel one and a half bown single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and electric hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled splash back, wall mounted gas fired combination boiler serving domestic hot water and central heating, window to side aspect.

Bedroom One

11' 5" x 9' 4" (3.48m x 2.84m)

Window to side aspect, radiator.

Bedroom Two

Window to side aspect, double radiator, telephone point, network point.

Bathroom

White suite comprising 'L' shaped shower bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, double radiator, electric shavers point, extractor vent, obscure glazed window to side aspect.

Outside

Communal gardens, allocated parking space.

N.B.

The property is for sale as a 50% shared ownership in conjunction with The Guinness Partnership. We understand the remaining term of the lease is 107 years. The combined monthly rent and service charge is £383.32. This should be checked by the purchasers legal representative before a legal commitment to purchase. The front photograph also illustrates other properties in the building.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,843 per annum. Charges for enter year).

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.

