





High Street
Wellingborough
NN8 4HR

Offers in Excess of £
113,000.00

bettermove

High Street - Wellingborough

Bettermove are proud to present this beautifully presented 1 bedroom flat in Wellingborough, available with no forward chain.

The property benefits from double glazing and efficient gas underfloor heating, supplied by the main building's communal boiler. Each flat has its own individual heating controls, allowing residents to regulate the temperature to suit their needs. The property also benefits from off-street parking available via a residents car park.

The council tax band is A.

This is a leasehold property with 117 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £143.31 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, a generously sized double bedroom and a family bathroom. An additional versatile room provides excellent flexibility and could be used as a home office, study, dressing room or personal gym, depending on individual requirements. This room has previously been used as a single bedroom, offering further potential for a variety of uses.

Located in the popular town of Wellingborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wellingborough train station, a variety of bus routes and quick access to the A45.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
1	1	2	Leasehold



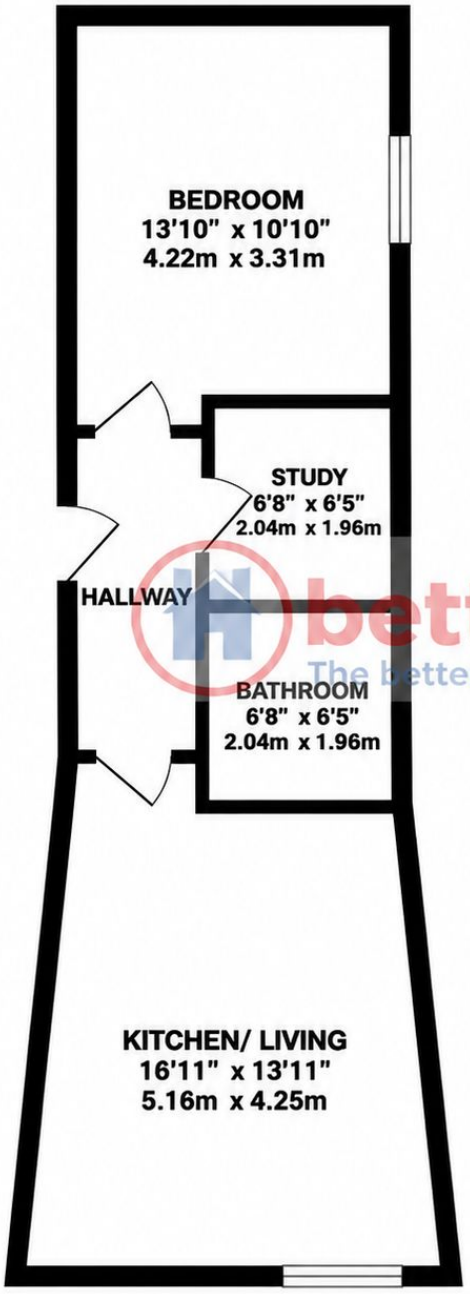






Floor Plan

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



bettermove®
The better way to sell your home.

TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		85
(69 to 80) C	70	76	(69 to 80) C	77	
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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