



54 Bell Court
Wellingborough, NN8 4RH



Simpson & Weekley

Welcome to this spacious ground floor flat located in the heart of Wellingborough, specifically in the Bell Court area. This property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will be greeted by two generously sized double bedrooms, ensuring ample space for rest and personal belongings, complemented by plenty of storage options throughout. The spacious lounge provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests

The property boasts a well-appointed wet room, which includes a separate WC, catering to modern living needs. The uPVC double glazing throughout the flat ensures a peaceful environment, while the gas radiator central heating keeps the space cosy during the colder months.

Residents will also appreciate the communal gardens at both the front and back of the property, offering a pleasant outdoor space to enjoy fresh air and sunshine. The town centre location means you are just a stone's throw away from local amenities, shops, and transport links, making daily life both convenient and enjoyable.

This flat presents an excellent opportunity to secure a comfortable home in a vibrant community. Do not miss the chance to view this delightful property.

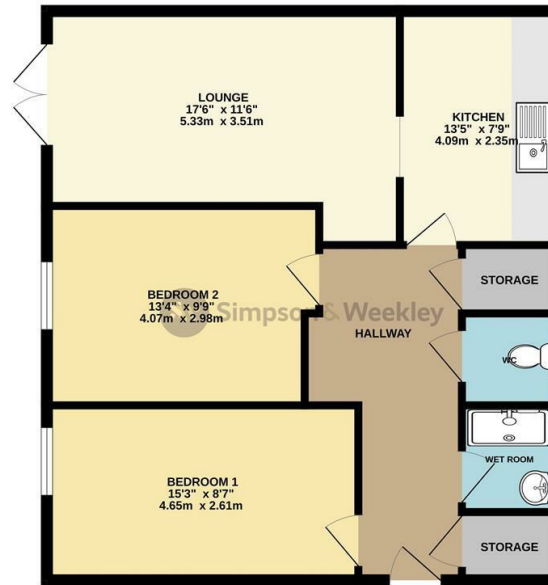
Council Tax Band: A. EPC Rating: Ordered.

Years left remaining on Lease: 120 years. Ground Rent: £0 Service Charge: £532.62 per annum. Building Insurance is £247.28 from April 2025 to March 2026

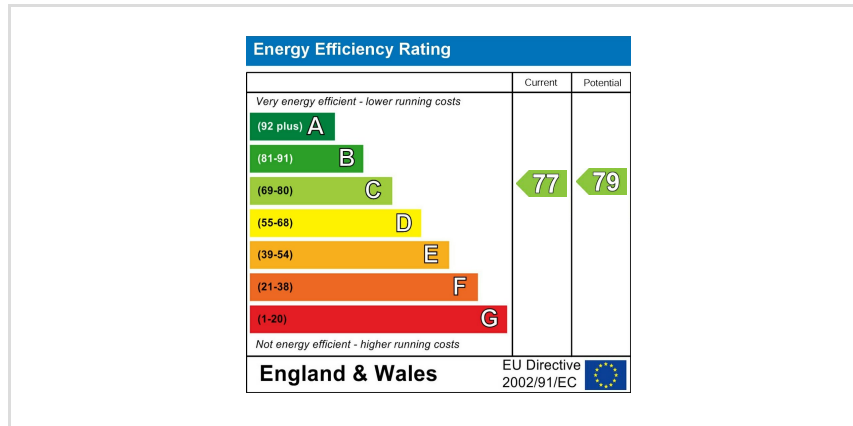
Offers In Excess Of £130,000



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA- 697 sq.ft. (64.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors 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.
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