



# HARWOODS

Chartered Surveyors & Estate Agents



17 Bell Court, Wellingborough  
Northants NN8 4RH

£100,000 Leasehold

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## 17 Bell Court, Wellingborough, Northants NN8 4RH

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A modern, purpose built 1 bedroom top floor apartment positioned on the edge of Wellingborough town centre, conveniently placed for a range of amenities, including shops, Waendle Leisure Centre, Doctors/Dentists, and Wellingborough Train Station (with a service to London St Pancras in under 50 minutes).

The flat is nicely presented and features UPVC double glazing along with gas radiator central heating. Ideal for a First Time Buyer or someone 'starting over', the accommodation consists of an entrance hallway with 2 good size storage cupboards, spacious open plan living come dining room, modern refitted kitchen, generous double bedroom and bathroom suite.

Offered with no onward chain; the seller has advised that furnishings and appliances maybe included in the sale. Viewing recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Hallway

Hardwood door opening into the hall that provides 2 good size storage cupboard (housing consumer unit), doors to all rooms.

#### Living Room

16'7" 13'10" (5.05m 4.22m)

Bright and spacious, rectangular shaped reception room that features fitted carpet, double glazed window and radiator. Opening to the kitchen.

#### Kitchen

6'7" x 6'10" (2.01m x 2.08m)

Modern, refitted kitchen comprising of base and wall mounted cupboards, work tops, sink and drainer, splash back tiling, gas hob, integrated oven, chimney style cooker hood, plumbing for washing machine, wall mounted 'Baxi' combination boiler and double glazed window.

#### Bedroom

13'8 x 10'10 (4.17m x 3.30m)

Lovely size bedroom that features fitted carpet, double glazed windows to the front and radiator.

#### Bathroom

Tiled suite that features 'P' shaped bath, WC, wash hand basin, storage cupboard

#### Outside

Communal garden grounds surround the block and are maintained by the managing agent.

#### Residents Parking

Parking area for the local residents is located opposite the flat block. Please note that whilst parking is available, no space is allocated for the owner of the flats.

### Lease Details

125 year lease commenced in October 1989. Service charge as of April 2026 is £607.52 for the year. We are advised that the Ground Rent is £10 for the year.

### Council Tax

North Northants Council. Band A.

### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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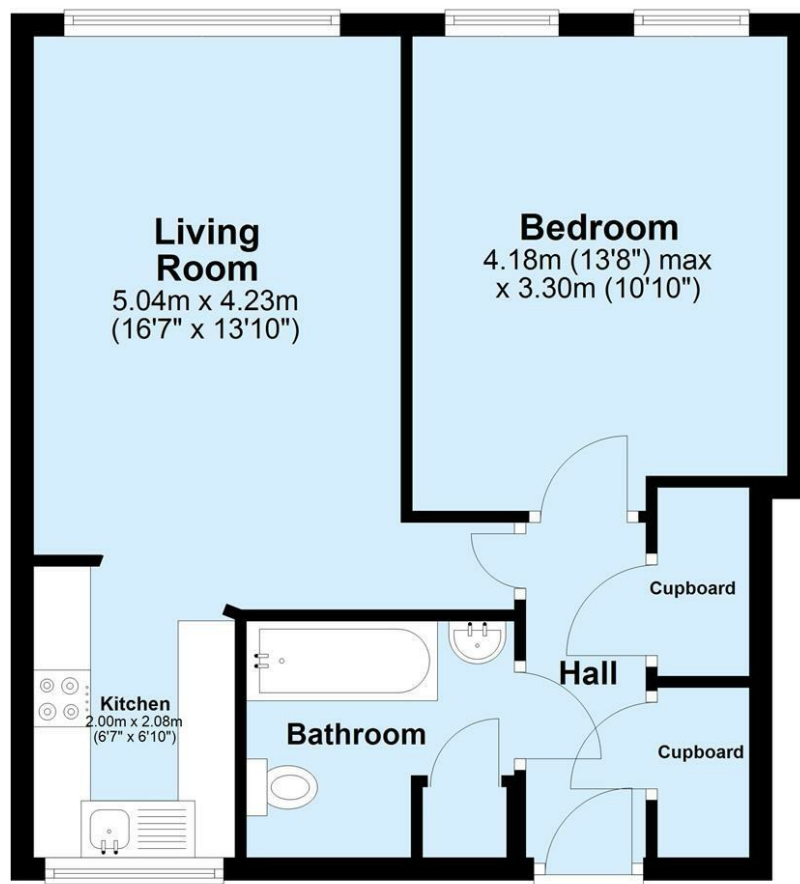




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## Ground Floor



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |