



HARWOODS

Chartered Surveyors & Estate Agents



30 Compton Road, Wellingborough
NN8 1QG

25% Shared Ownership £31,250 Leasehold

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30 Compton Road, Wellingborough, NN8 1QG

A good sized purpose built first floor apartment situated in a small modern cul de sac development situated within a short walk of Wellingborough railway station and available to purchase on a 25% shared ownership basis.

The property is leasehold and is sold with the balance of the original 125 year lease that commenced in 2019. The seller advises that the current rent/service charge is £367.10 per month. All potential purchasers must be approved via application to East Midlands Housing (EMH).

The property offers good sized rooms and has the advantage of gas radiator central heating and UPVC double-glazing, The flat would be ideal for a buyer wanting to get an affordable start on the housing ladder. Viewing is highly recommended.

Lease Details

The property is 25% shared ownership. The 125 year lease commenced on 01/02/2019 and so there is approximately 118 years remaining. The seller advises that the current rent/service charge (as at August 2026) is £367.10 per month

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Entrance Door from communal landing. Security entry phone for main communal ground floor door. Built-in cupboard, radiator and panelled doors off to all rooms.

Lounge/Kitchen

Lounge area with radiator, ceiling coving and UPVC double-glazed window. Kitchen area with single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Stainless steel hob, stainless steel filter hood and electric oven. Ceiling coving, plumbing for washing machine & Worcester gas central heating boiler. UPVC double-glazed window.

Bedroom

15'0" x 10'1" (4.57m x 3.07m)

Radiator, ceiling coving and UPVC double-glazed window.

Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over. Chrome towel radiator, ceiling coving, extractor fan and part tiled walls

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.



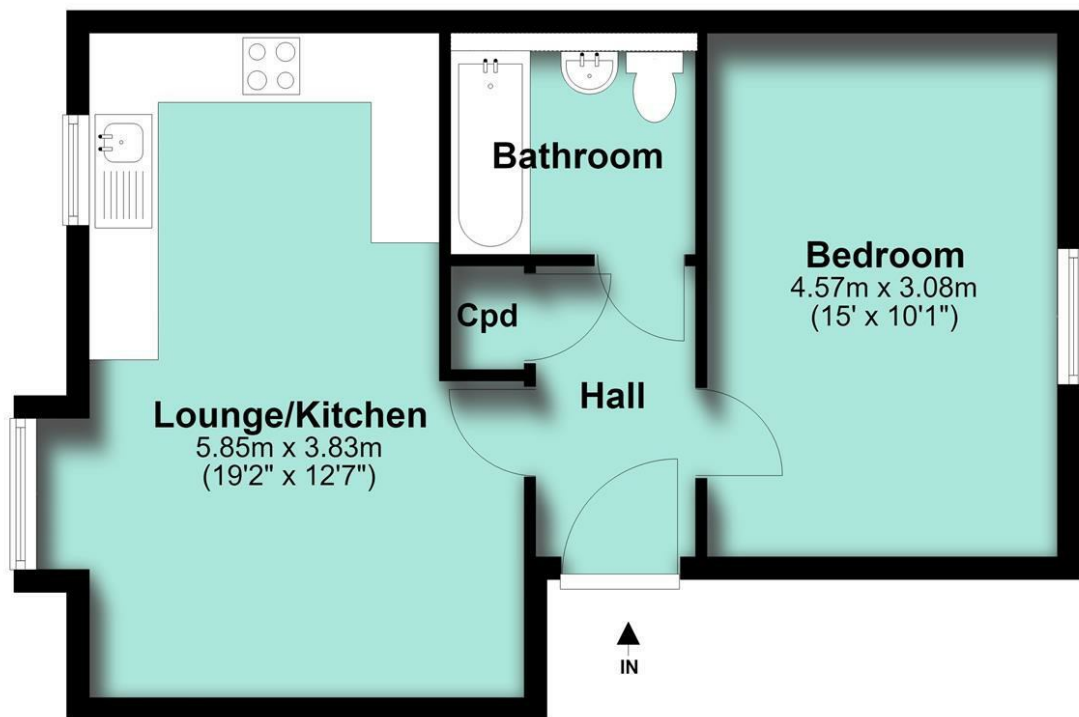


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First Floor Flat



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Plan produced using PlanUp.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	