



# HARWOODS

Chartered Surveyors & Estate Agents



4A Archfield, Wellingborough  
NN8 4HH

£175,000 Leasehold

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## 4A Archfield, Wellingborough, NN8 4HH

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A modern and well-presented top-floor three-bedroom apartment, ideally situated on the outskirts of the town centre and conveniently positioned for local shops, Bassetts Close Park and Wellingborough Railway Station, which provides direct services to London St Pancras in approximately 50 minutes.

The property features UPVC double glazing and gas-fired radiator central heating, offering spacious, versatile and well-planned accommodation throughout. The apartment consists of a wide entrance hall, generous living room enjoying 'chimney pot' views across the town, a well-proportioned principal bedroom with a modern en-suite shower room, two further bedrooms (including a double and a good-sized single), a refitted kitchen/breakfast room, and a family bathroom.

Outside, the apartment has an allocated parking space, additional visitor parking, and access to a residents' garden area.

An ideal purchase for first-time buyers, commuters, or those seeking a low-maintenance home in a convenient location. Early viewing is recommended.

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### Communal and Entrance Hall

The entrance door is located to the side of the building and has entry buzzer linking to the flat. Stairs leading up to the main

### Hallway

Spacious hallway that features fitted

### Living Room

12'9" x 12'4" (3.89m x 3.76m)

Smartly presented reception room, that features fitted carpet, radiator, double glazed windows to the side and rear.

### Kitchen Breakfast Room

Refitted kitchen consisting of base and wall mounted cupboard, boiler, steel sink and drainer, splash back tiling, 4 ring gas hob, oven. The room features laminate flooring, radiator, and double glazed window.

### Bedroom 1

12'2" x 14'1" (3.71m x 4.29m)

Fitted carpet, built in wardrobes, radiator, and double glazed window to the side. Door to the en suite shower room.

### En Suite Shower Room

Refitted shower that features shower cubicle, splash back tiling, WC, wash hand basin with vanity unit.

### Bedroom 2

9'9" x 11'5" (2.97m x 3.48m)

Presently used as a 'games room' that is a good size double bedroom. Features fitted carpet, double glazed window and radiator.

### Bedroom 3

9'9" x 5'10" (2.97m x 1.78m)

Lovely size single bedroom that could equally be used as an office. Fitted carpet, double glazed window and radiator.

### Bathroom

Refitted suite consisting of bath, WC, wash hand basin, tile splash backs and double glazed window.

### Outside

The property has allocated parking for 1 vehicle, but has access to the visitor parking bays as well. To the rear of the development is an attractive garden area for the residents use only.

### Council Tax

North Northamptonshire. Band C rating.

### Lease Term

999 year lease that started in 1987. The seller advises that the Ground Rent & Service Charge is £595.00 in total.

### 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).

### 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.

### 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 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.

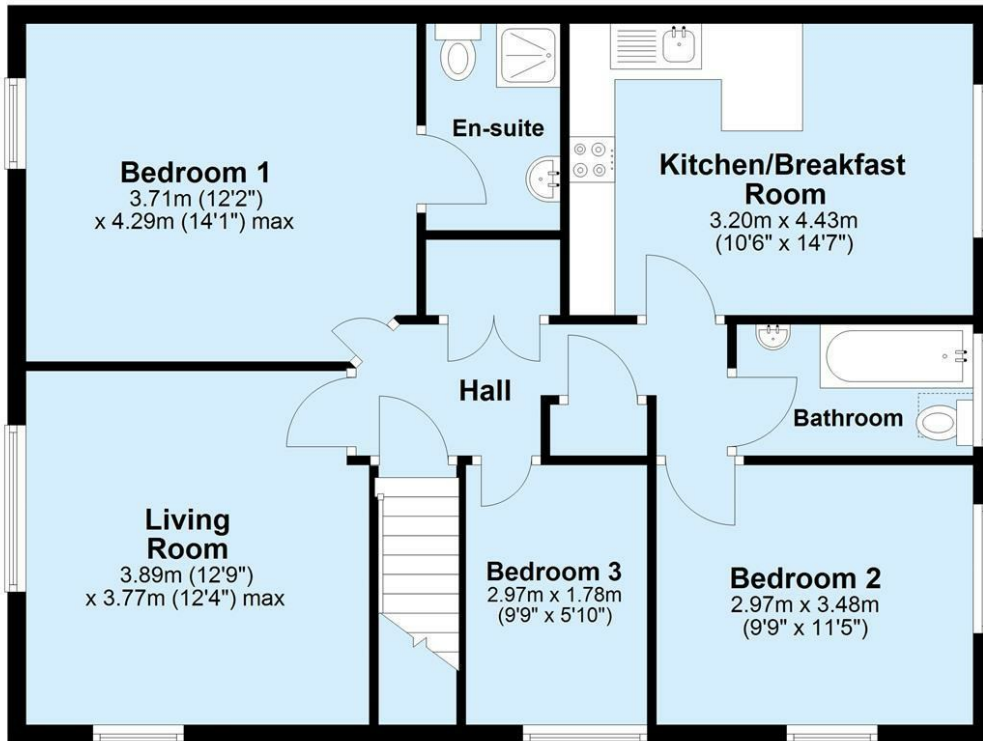
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		65	76
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		