HARWOODS
Chartered Surveyors & Estate Agents

36 Flowerhill Drive, Wellingborough
NN8 4GF

Guide Price £150,000 Leasehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

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Smartly presented 2 bedroom ground floor flat located to the east of the town on the popular 'Burrows Bush' Estate, conveniently placed for both the town centre and train station (providing a service to London St Pancras in around 50 minutes).

Built in 2007 by David Wilson Homes, the flat offers 2 double bedrooms with a modern en suite shower room to the main bedroom, spacious open plan living area that opens onto the kitchen, stylish bathroom suite and good size hallway. Outside there is parking for the flat which is accessed via electronic gates.

The flat would be an ideal first step on the ladder or for someone looking to start again. Viewing recommended.

Local Amenities
- Wellingborough Train Station 0.9 miles
- Town Centre 0.9 miles
- Rowan Gate Primary School 0.2 miles
- Sir Christopher Hatton Academy 0.7 miles
- Albany House Medical Centre 0.9 miles
- A45 Road network (linking to A6, A14 & M1) 2.9 miles
- Rushden Lakes 5.7 miles

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall

Living Room
18'4" x 13'10" (incorporating the kitchen area) (5.61m x 4.24m (incorporating the kitchen area))
Bay fronted room with additional side window creating a bright and airy area that opens onto the kitchen. Smart wood laminate flooring and electric radiator.

Kitchen
Modern 'L' Shaped fitted kitchen consisting of base and wall mounted cupboards, pull out drawers, work tops, steel sink and drainer, tile splash backs, ceramic electric hob and oven, extractor fan.

Bedroom 1
Lovely size principle bedroom that features fitted wardrobes, carpet, radiator and double glazed window to the front. Door to the en suite.

Ensuite
Wide shower cubicle, WC, wash hand basin, double glazed window and tile splash backs.

Bedroom 2
Rectangular shaped double bedroom that features laminate flooring, double glazed window and radiator.

Bathroom
Smartly presented suite featuring a bath with mixer shower, WC, wash hand basin, tile splash backs and extractor fan.

Outside & Parking
One parking space is provided at the rear of the property and is accessed by electronic gates.

Lease
The property is Leasehold. The original lease term was 150 years and commenced on the 1st January 2007. The sellers have advised that the Ground Rent is 167.83 per annum, and the Service Charge is £3281.50 for the year. The service charge is split into 2 payments.

Council Tax
North Northamptonshire Council. Band B

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email 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.

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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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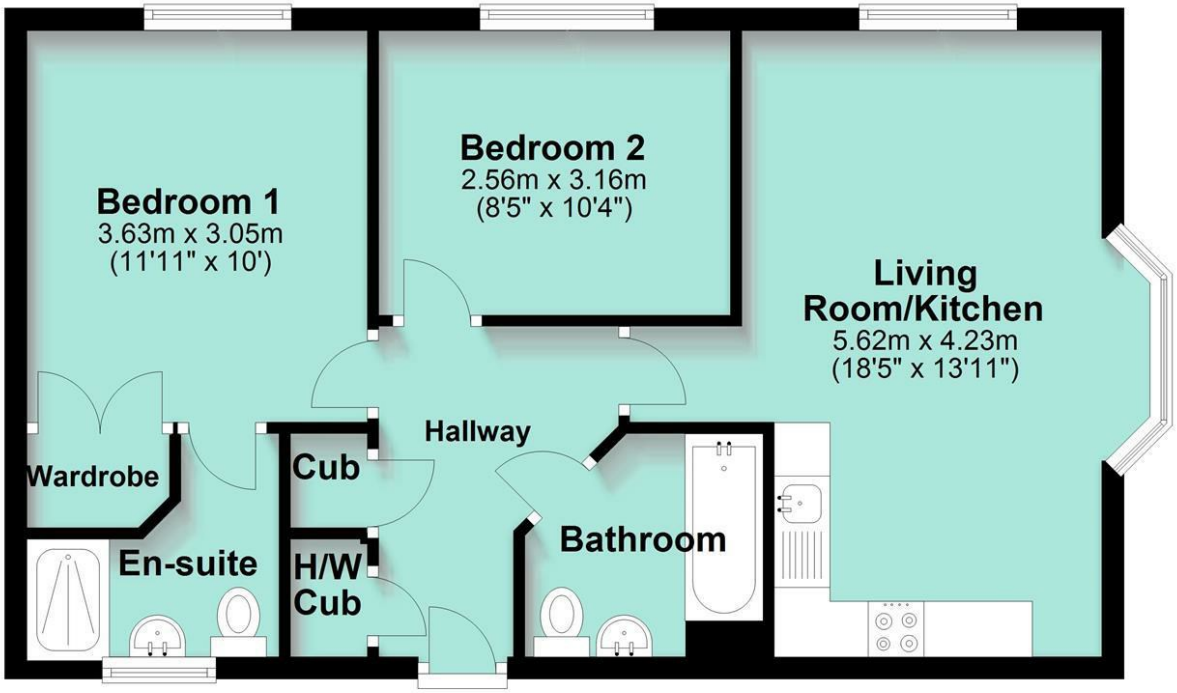
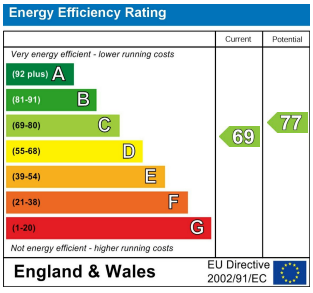
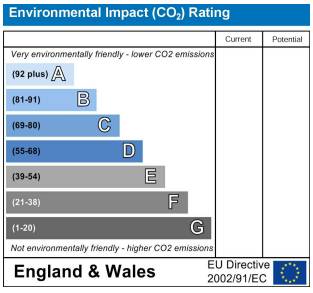
Ground Floor



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





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