



# HARWOODS

Chartered Surveyors & Estate Agents



## Flat 10 The Pines, 157a Midland Road, Wellingborough Northamptonshire NN8 1NF

£227,500 Leasehold

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# Flat 10 The Pines, 157a Midland Road, Wellingborough, Northamptonshire NN8 1NF

Nestled in the desirable location of The Pines on Midland Road, Wellingborough, this modern apartment offers a perfect blend of comfort and convenience having been considerably improved and refreshed in 2023 with work including new carpets, redecoration and new kitchen.

Spanning an impressive 925 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking versatile living space. The two larger bedrooms easily accommodate super king sized beds and the third bedroom could alternatively be used as a dining room or home office to suit a work from home lifestyle.

The property features a private west-facing garden, accessible through elegant French doors from both the living room and the second bedroom. This outdoor space is perfect for hosting gatherings with friends and family.

With two bathrooms, including an en suite shower room to the main bedroom, the property ensures ample facilities for all residents. Each bedroom is equipped with built-in wardrobes, providing practical storage solutions. The kitchen/breakfast room has been stylishly refitted and offers lots of storage, work top space and a comprehensive range of fitted appliances.

For those commuting to London, the apartment is ideally situated just an eight-minute walk from Wellingborough railway station, with direct trains to London St Pancras taking only 55 minutes and only 30 minutes to Luton Airport Parkway. This makes the property an excellent choice for professionals who require easy access to the capital.

Additionally, the property features gas radiator central heating, UPVC double-glazing and a private car parking space. This lovely home combines modern design with functionality, making it a wonderful opportunity for anyone looking for a convenient placed well specified apartment. Viewing is highly recommended.

## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Panelled entrance door from the communal hallway. Radiator. Panelled inner door leading to entrance hall.

### Inner Hall

Radiator. Panelled doors leading to all bedrooms, family bathroom and living room.

### Living Room

14'10" x 12'0" (4.52m x 3.66m)

Double radiator. UPVC double-glazed French doors leading out to the apartment's own private garden. The French doors have fitted INTU blinds.

### Kitchen/Breakfast Room

15'8" x 9'7" (4.78m x 2.92m)

Recently re-fitted with a range of stylish high gloss cashmere colour units incorporating a twin bowl single drainer stainless steel sink (with Grohe mixer tap that has a pull out rinse hose attachment), ample work-surface areas, base storage cupboards, storage drawers and peninsula unit providing additional drawers and storage. Comprehensive range of integrated appliances to include Neff halogen hob, stainless steel filter hood, Neff electric oven, integrated fridge/freezer, Zanussi integrated dishwasher and integrated AEG washer/dryer. Radiator, tiled floor, concealed Ideal gas central heating boiler (replaced in 2023), ceiling down lights and UPVC double-glazed window to the front with INTU blinds.

### Bedroom 1

13'3" inc wardrobes x 8'5" (4.04m inc wardrobes x 2.57m)

A spacious main bedroom with radiator, built-in double wardrobe and an arched UPVC double-glazed window to the front with fitted shutter blinds. The current owners have a super king sized bed in this room which is easily accommodated within the space.

### En Suite Shower Room

White suite comprising WC, corner washbasin and shower. Fully tiled walls, radiator, extractor fan and UPVC double-glazed window to the front with fitted INTU blind.

### Bedroom 2

13'6" including wardrobes x 10'0" (4.11m including wardrobes x 3.05m)

Another spacious bedroom again having ample space to accommodate a super king sized bed. Built into wardrobe. UPVC double-glazed French doors lead out to the apartment's own private garden. The French doors have fitted INTU blinds.

### Bedroom 3

11'1" x 6'10" plus wardrobe (3.38m x 2.08m plus wardrobe)

A versatile third bedroom currently used by the sellers as a dining room but could alternatively be used as a home office for any buyer needing a work from home space. Double radiator and arched UPVC double-glazed window overlooking the private garden with fitted shutter blinds.

### Bathroom

A good sized main bathroom with white suite comprising WC, pedestal washbasin and bath with shower mixer tap. Fully tiled walls, chrome towel radiator and extractor fan.

### Outside

The Pines development has secure electronically controlled gates for vehicular access and two pedestrian entrance gates; one accessed from Midland Road, the other from Ranelagh Road. There is a private car parking space for the apartment and there is also additional visitor parking within the car park.

The apartment has its own private west facing garden which is enclosed by a character brick wall and timber side fencing. The garden is mostly laid out as patio and has raised planters formed by timber sleepers. A fitted canopy provides shade to the patio. The large trees within the garden and the rear wall are within the responsibility of the managing agents and not the individual apartment owner. There is a useful timber shed and a gate gives access into the garden from the communal grounds.

### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

### Lease Details

The original lease term is 125 years from 1 October 2006. Ground Rent and Service Charge payable – Ground Rent £200 per annum and Service Charge (as at November 2025) £1882.56. Please note that written consent needs to be sought from the block managing agents before any animal, bird or reptile can be kept at the property.

### Referral Fees

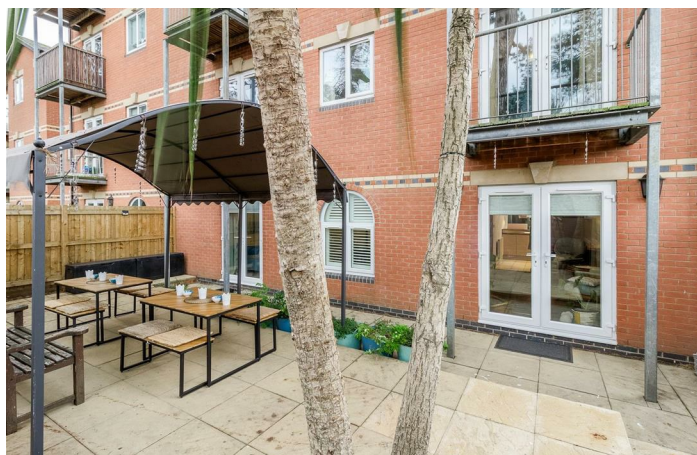
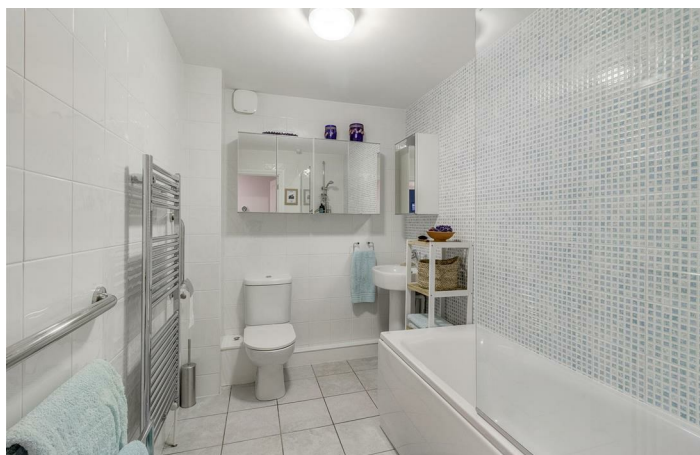
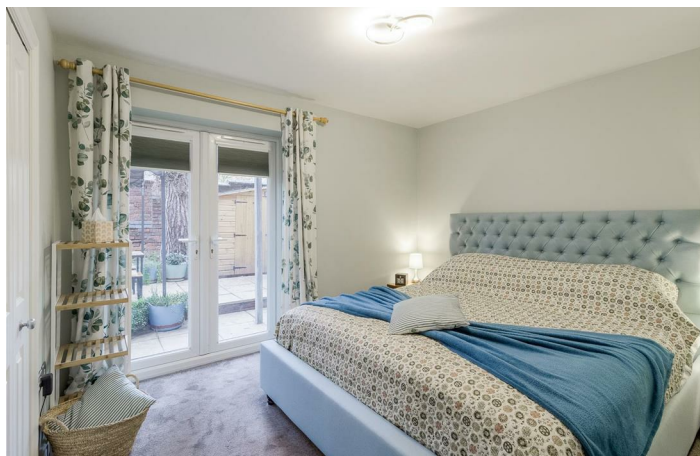
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### Important Note

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.

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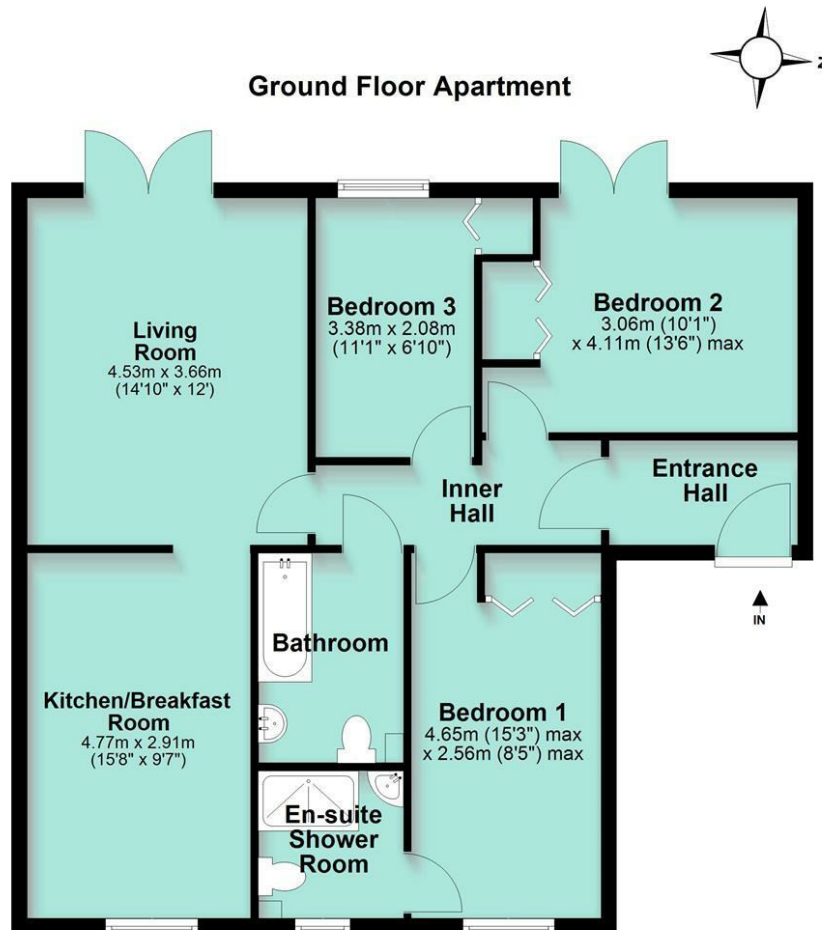
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

| 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>                  | 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 |           |