



HARWOODS

Chartered Surveyors & Estate Agents



76 Highfield Road, Wellingborough
Northamptonshire NN8 1PL

£118,500 Leasehold

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A recently updated two bedroom ground floor self-contained flat situated within a block of just four properties and having the advantage of a communal residents' car park. The flat has been upgraded by the current owner in the last few years and has wood effect flooring, modern Creda electric radiators, refitted kitchen with appliances and a modern bathroom. The property also has UPVC double-glazed windows.

The property has a modern bright feel and the lounge/diner is a good size with plenty of space for day to day living. The smartly refitted kitchen and bathroom are also appealing.

Wellingborough Railway Station is just a 15 minute walk from the property and a regular rail service to London St Pancras gets you to the capital in around 55 minutes.

The property does have a lease of 64 years and so will be suitable for cash buyers only hence the realistic asking price for a property of this nature. Ideal for a cash investor or home buyer who doesn't need a mortgage.

Viewing highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Hardwood part glazed front door. Electricity consumer unit, UPVC double-glazed window to the side and glazed oak finish door off to:

Lounge/Diner

18'1" x 14'8" max (5.51m x 4.47m max)

Wood effect flooring, two modern Creda electric radiators, built-in cupboard, UPVC double-glazed bow window to the front and oak finish door to:

Inner Hall

Wood effect flooring, Creda electric radiator, airing cupboard housing the lagged hot water cylinder, oak finish doors off to:

Kitchen

9'0" x 7'2" (2.74m x 2.18m)

Refitted with a range of modern white high gloss units comprising base cupboards (including a corner carousel unit), base drawers, wall cupboards, wood effect work-surface areas and single drainer 1.5 bowl stainless steel sink. Range of fitted appliances to include an electric oven, ceramic hob, filter hood, integrated washing machine and integrated fridge/freezer. Tiled floor, tiled splash-backs and UPVC double-glazed window to the side.

Bedroom 1

9'9" x 9'0" plus wardrobes (2.97m x 2.74m plus wardrobes)

Wood effect flooring, Creda electric radiator, open fronted wardrobe and UPVC double-glazed window to the rear.

Bedroom 2

11'0" x 8'1" max (3.35m x 2.46m max)

Wood effect flooring and UPVC double-glazed window to the rear.

Bathroom

Recently refitted white suite to comprise bath with shower over, close-coupled WC and vanity storage with bowl basin set on a wood effect shelf. Tiled floor, tiled walls, electric fan heater and extractor fan.

Outside

Off road communal car park at the rear of the building. No garden space.

Lease Details

Lease term: Originally 99 years from 19 July 1991 so approximately 64 years remaining at the time of preparing these particulars (June 2026). The seller has advised that the current ground rent is £50 per year and the current service charge is £525 per year.

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.

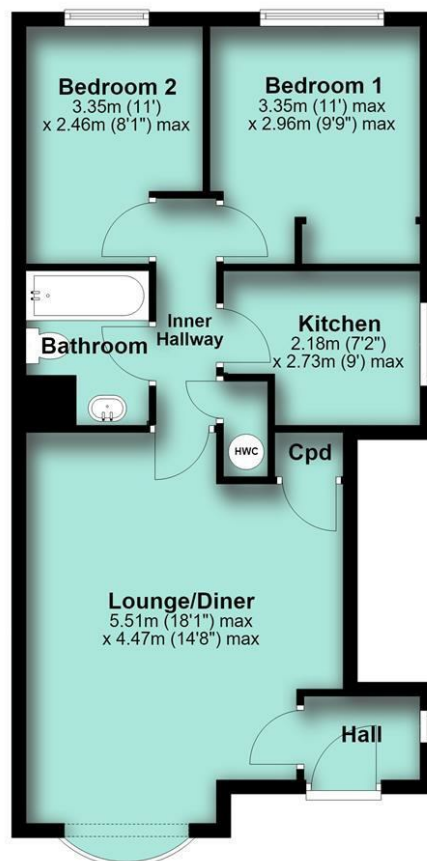




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Ground Floor Flat



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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	