HARWOODS
Chartered Surveyors & Estate Agents

4A Archfield, Wellingborough
NN8 4HH

£175,000 Leasehold

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

Residential Sales
T : 01933 278591
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RICS

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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.

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 communal 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.

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 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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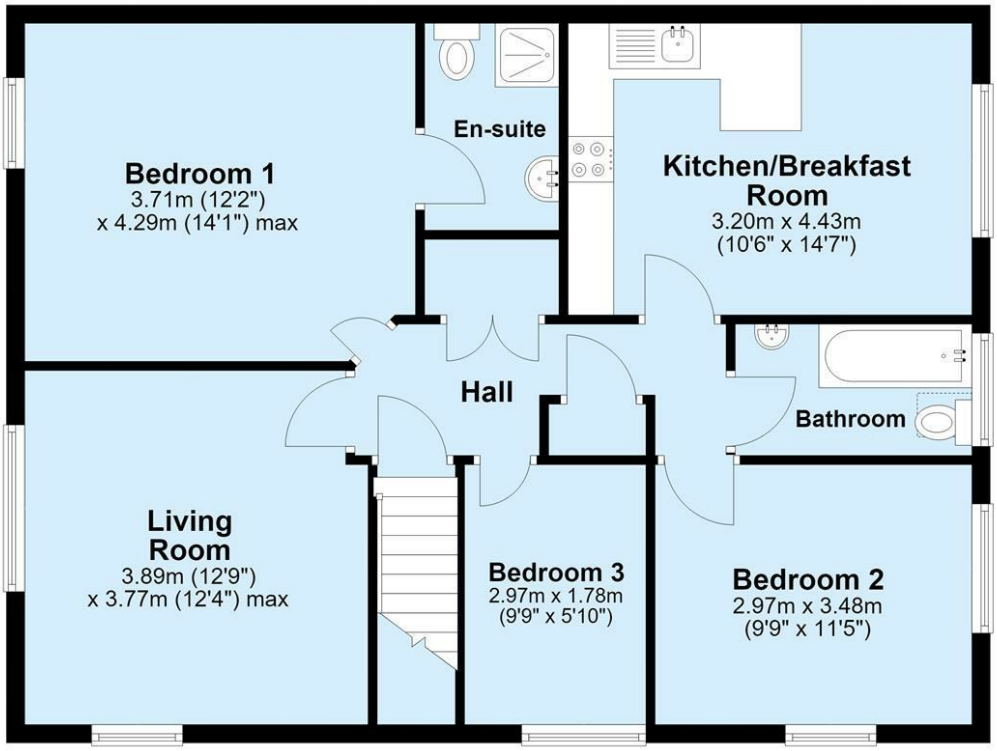
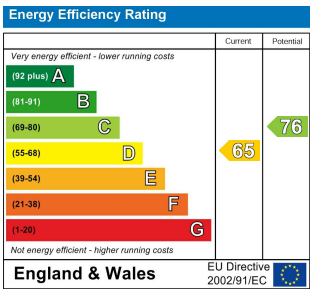
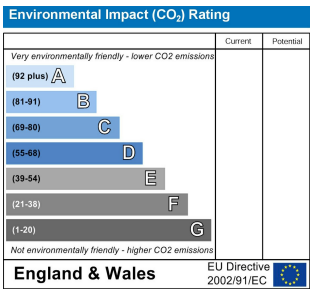
Top Floor







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