



HARWOODS

Chartered Surveyors & Estate Agents



Flat 2, 54d Northampton Road, Wellingborough
Northamptonshire NN8 3HQ

Offers In Excess Of £160,000 Leasehold

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A very smart and stylish two bedroom first floor apartment within a former Victorian factory conversion. This lovely property has lots of natural light and has high ceilings that add to the sense of space. The current sellers have carried out an extensive and thoughtful refurbishment of the apartment within the last few years with a real desire to create a high quality home.

The apartment has crisp white painted walls contrasting with darker wood-effect LVT flooring to the majority of the space. The main bedroom has a newly laid soft carpet that gives a real luxurious feel under-foot.

The kitchen has been refitted with a range of bespoke units to make the very best use of storage space and is equipped with a gas hob, filter hood, electric oven, integrated dishwasher and American style fridge/freezer. The bathroom has also been completely upgraded with Karndean flooring, a rainfall shower over the bath and a vanity storage unit with designer sink. Other features include gas radiator central heating and UPVC double-glazed windows. A residents' communal car park provides allocated off road parking space. Unrestricted on street parking and public EV charging is also available in the road.

The property is situated within walking distance of the town centre, local shops (including Morrisons) and schools. For commuters, London St Pancras is just fifty five minutes approximately by train from Wellingborough railway station.

109 years remaining on lease and low service charge of just £50 per month. Viewing highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Entrance door from the communal landing, designer radiator, LVT wood-effect flooring and doors off to all rooms within the apartment.

Living Room/Kitchen

18'8" max x 12'8" max (5.69m max x 3.86m max)

LVT wood-effect flooring, two designer radiators, slatted feature wall with smoked glass fronted display/storage cabinets, further fitted storage cabinet (ideal for vacuum cleaner, ironing board etc), storage/display shelving and two UPVC double-glazed windows looking onto Arthur Street.

The kitchen area has bespoke units and has been thoughtfully designed to incorporate as much storage as possible with base cupboards, extra height wall cupboards and additional high-level storage cupboards. Work-surface areas with quality tiled splashbacks and fitted peninsular breakfast bar (with space under and plumbing for washing machine). Under-unit lighting. Range of fitted appliances to include gas hob, filter hood, electric oven, integrated dishwasher and American style fridge/freezer.

Bedroom 1

10'11" x 10'7" (3.33m x 3.23m)

A generous sized room with lots of natural light via two UPVC double-glazed windows. Radiator and fitted carpet.

Bedroom 2

10'7" x 7'1" (3.23m x 2.16m)

Wood-effect LVT flooring, radiator and UPVC double-glazed window. The current sellers use this room as a home office so it is ideal as either a bedroom or as a working from home space.

Bathroom

10'7" x 6'2" (3.23m x 1.88m)

Smartly refitted to offer a white suite comprising WC with concealed cistern, vanity storage unit with designer washbasin and panelled bath with shower screen and shower over (rainfall shower head and hose shower head). Karndean flooring, towel radiator, tiled splashbacks, extractor fan, illuminated mirror fronted bathroom cabinet and UPVC double-glazed window.

Outside

Off road car parking space within the communal car park.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Tenure & Lease Details

The property is leasehold. The lease term was 125 years from 18th December 2009. The seller advises that the current service charge is 50.00 per calendar month. The lease gives provision for a separate ground rent but this is not collected as there is currently an absent freeholder

Referral Fees

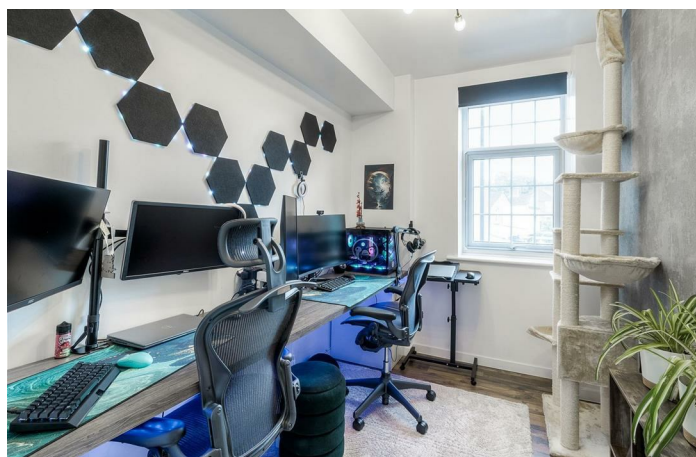
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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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1st Floor Apartment



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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	