



BYWATER HERRING

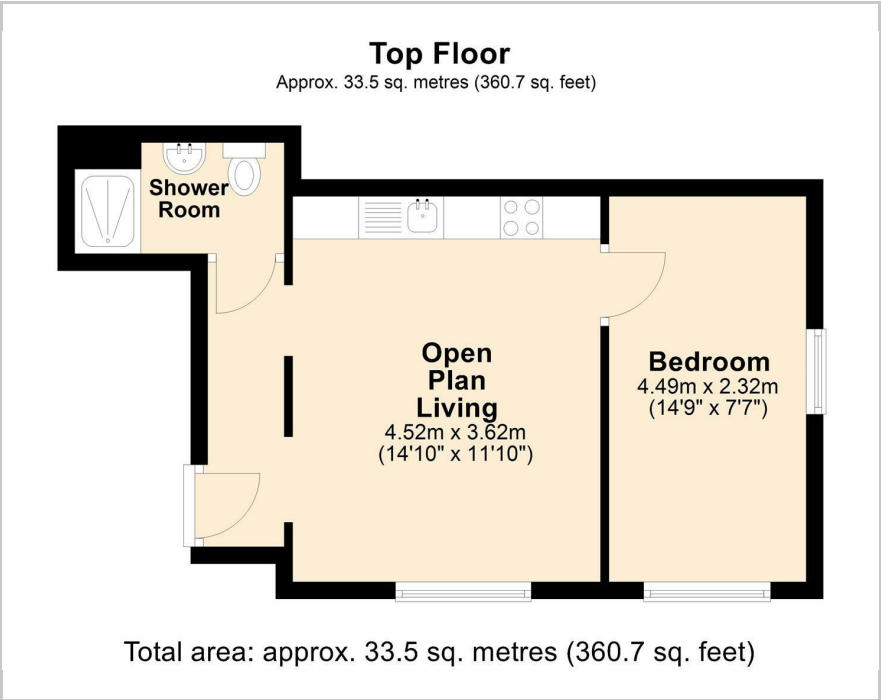
SALES & LETTINGS

- A TRADITION OF TRUST -

Spinney Lane, Irthlingborough
Offers Over £125,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Accommodation

- Brand new flat with high rental appeal and low maintenance
- Top floor location offers privacy and is ideal for solo tenants
- Freshly built and ready to let immediately with no refurb costs
- Located just off the High Street for excellent walk-to-everything appeal
- High spec finish that appeals to first-time renters and professionals
- Secure bike storage included for tenants ditching the car
- Strong local demand and easy commuting from Wellingborough station
- Ideal turnkey buy-to-let investment with long-term rental potential
- Rare to find a new build flat this well located and fee-free



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	