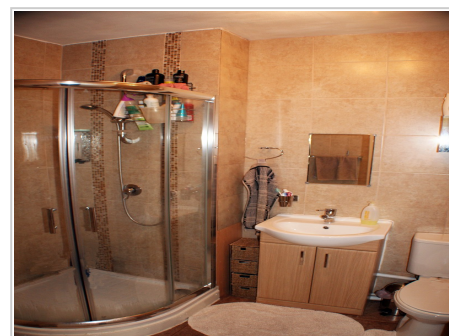


11 Excelsior Court
Scarborough Street
Irthlingborough
Wellingborough
Northamptonshire.
NN9 5FE

57,950



- One Bedroom
- First Floor Apartment
- Immaculate Internal Order
- Refitted Kitchen
- Refitted Shower Room
- Double Glazed Windows
- Allocated Parking
- Viewing Essential

Ref: PRA10154

Viewing Instructions: Strictly By Appointment Only

General Description

**** ONE BEDROOM IN OUTSTANDING CONDITION ****

Accommodation

Entrance Hall

Enter via wooden door, doors leading to two storage cupboards, shower room, bedroom and lounge.



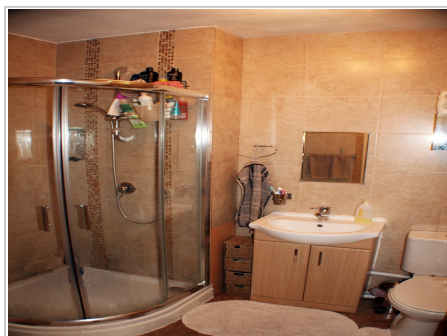
Lounge / Dining Room (15' 02" x 12' 10") or (4.62m x 3.91m)

Three double glazed windows to rear aspect, double glazed window to side aspect, door to kitchen.



Kitchen (11' 07" x 6' 0") or (3.53m x 1.83m)

Double glazed window to side aspect, fitted with a range of eye and base level units with roll top work surface over, stainless steel one and half bowl sink and drainer with mono block mixer taps over, space for cooker with extractor hood over, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, tiled splash backs and tiled flooring.



Shower Room

Refitted white suite comprising of low flush wc, sink on vanity unit with mono block mixer taps over, shower cubicle, fully tiled walls and flooring, extractor fan, wall mounted heater.

Bedroom 1 (11' 08" x 11' 06") or (3.56m x 3.51m)

Double glazed window to side aspect, door to storage cupboard, fitted wardrobes.

Services

Mains electricity, mains drainage, mains water

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.