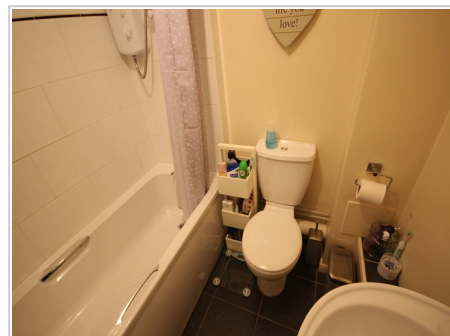


2 Howard Court Mill Road
Wellingborough
Northamptonshire.
NN8 1PE

£725 Monthly *



- Two Bedrooms
- Ground Floor Apartment
- Refitted Kitchen
- Refitted Bathroom
- Access to Train Station & Town Centre
- Allocated Parking Space
- Available Late Early April 2023



Ref: PRA10931

Viewing Instructions: Strictly By Appointment Only

General Description

CLOSE PROXIMITY TO TRAIN STATION & TOWN CENTRE We are pleased to offer this two bedroom ground floor apartment, benefiting from a refitted kitchen and bathroom, and allocated parking. The property is in excellent internal order. Early viewing is essential to fully appreciate.

Accommodation

Entrance Hall

Enter via front door from communal hallway. Handset for door intercom. Wall-mounted electric heater. Doors to: Lounge/ Dining Room, Bathroom, Bedrooms, and airing cupboard.



Lounge / Dining Room (16' 1" x 10' 1") or (4.89m x 3.08m)

Double glazed bay window to front aspect. Two wall-mounted electric heaters to front aspect. Door to Kitchen.



Kitchen (8' 9" x 6' 8") or (2.66m x 2.03m)

Double glazed window to front aspect. Range of eye and base units with roll top worksurfaces. Stainless steel sink and drainer with mixer tap. Built-in electric oven and hobs with stainless steel extractor hood over. Plumbing and space for washing machine. Space for fridge/freezer. Tiled splashback areas. Tiled floor. Door to built-in cupboard.



Bedroom 1 (11' 0" x 8' 10") or (3.36m x 2.70m)

Double glazed bay window to rear aspect. Wall-mounted electric heater.



Bedroom 2 (8' 10" x 7' 10") or (2.70m x 2.38m)

Double glazed window to rear aspect. Wall-mounted electric heater.



Bathroom

White suite consisting of: WC, sink on pedestal, bath with wall-mounted electric shower over. Tiled floor. Wall-mounted electric heater. Extractor fan.

Allocated Parking

Allocated parking space in car park next to block.

Services

Mains electricity, mains water, mains drainage

EPC Rating:69

Council Tax

Band B



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.

Energy Performance Certificate



2 Howard Court, Mill Road
WELLINGBOROUGH
NN8 1PE

Dwelling type: Ground-floor flat
Date of assessment: 03 September 2010
Date of certificate: 03 September 2010
Reference number: 8680-6521-7030-1927-2906
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	430 kWh/m ² per year	408 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.8 tonnes per year
Lighting	£39 per year	£27 per year
Heating	£307 per year	£266 per year
Hot water	£194 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.