

54d Northampton Road  
Wellingborough  
Northamptonshire.  
NN8 3HQ

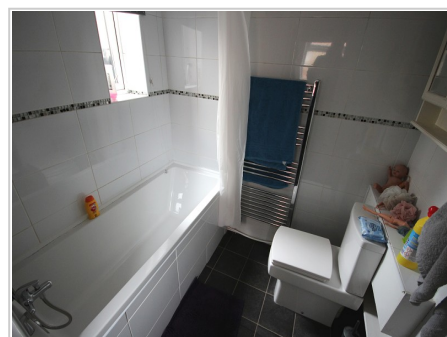
£525 Monthly \*



- One Bedroom
- Ground Floor Apartment
- Two Bathrooms
- Sought After & Desirable Location
- Gas Radiator Heating
- Double Glazed Windows
- Viewing Essential

Ref: PRA11394

Viewing Instructions: Strictly By Appointment Only



## General Description

---

### Accommodation

---

#### Entrance

Enter via double glazed door into entrance hall

---

#### Entrance Hall

Door to lounge.

---



#### Lounge (15' 1" x 12' 6") or (4.61m x 3.80m)

Double glazed bay window to front aspect. Double glazed window to side aspect, feature fire place, door to storage cupboard, door to kitchen and door to inner hallway

---



#### Kitchen (10' 10" x 7' 9") or (3.29m x 2.37m)

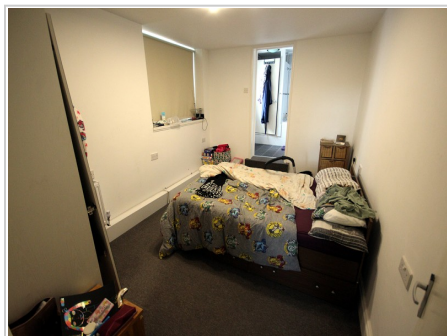
Double glazed windows to front and side aspect, fitted with a range of eye and base level units with roll top work surfaces over, one and half bowl sink and drainer with mixer taps over, tiled splash backs to water sensitive areas, integrated electric oven and electric hobs with extractor hood over plumbing and space for automatic washing machine and dishwasher, wall mounted central heating boiler, door to shower room.

---

#### Shower Room

Fitted with a low flush WC, wall mounted sink, shower cubicle with mixer shower over, fully tiled walls, heated towel rail.

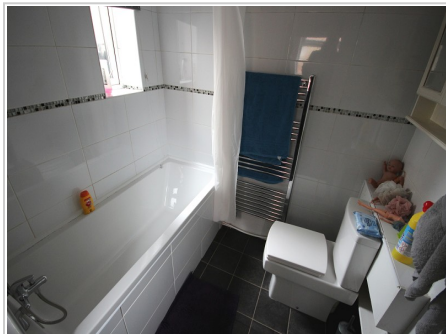
---



#### Bedroom (13' 8" x 9' 7") or (4.16m x 2.92m)

Double glazed window to side aspect, radiator stairs and door to bathroom

---



## Bathroom

Obscure double glazed windows to side and rear aspect, fitted with a low flush WC, sink on pedestal, panelled bath with mixer taps over, tiled walls and heated towel rail

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

## Council Tax

Band Not Specified



## Ground Floor



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.  
Plan produced using PlanUp.

*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.*