

6A Rock Street
Wellingborough
Northamptonshire.
NN8 4LW

£725 Monthly *



- Converted Victorian terrace to apartment
- Fantastic Internal Order
- Refitted kitchen
- Refitted Bathroom
- White Goods Included
- Study / Bedroom 2
- Courtyard style garden
- Available Early December
- Council Tax Band A

Ref: PRA11109

Viewing Instructions: Strictly By Appointment Only



General Description

****IMMACULATE CONDITION ** TWO BEDROOM MAISONETTE ** FIRST FLOOR ****

Marshall & Cross are pleased to offer for rent this vastly improved one / two bedroom apartment in the Broad Green area of Wellingborough. The property benefits from, refitted kitchen and bathroom, living room, master bedroom, study / bedroom 2 and a courtyard rear garden.

Accommodation

Entrance Hall

Approached from the rear of the main property through a uPVC glazed door, window to the side with stairs rising to the apartment.



Living Room (11' 1" x 11' 2") or (3.37m x 3.40m)

Double glazed window to the front aspect, coving to ceiling, radiator.



Kitchen (11' 0" x 11' 2") or (3.35m x 3.40m)

Double glazed window to the front aspect, fitted with a brand new kitchen featuring built in oven, electric hob with stainless steel extractor over, wall mounted boiler, space for washing machine and upright fridge freezer (new appliances available with addition to the rent as member of staff for details) tiling to all water sensitive areas.



Bedroom 1 (11' 7" x 9' 10") or (3.54m x 3.0m)

Double glazed window to the rear aspect, radiator.



Study / Bedroom 2 (9' 5" x 5' 7") or (2.87m x 1.70m)

Double glazed window to the rear aspect, radiator.



Bathroom (6' 4" x 5' 8") or (1.93m x 1.72m)

Brand new bathroom suite comprising of panelled bath with mains fed shower over, pedestal mounted wash hand basin, smart flush w.c. tiling to all water sensitive areas, chrome heated towel rail.

Garden

Situated at the rear along with the entrance door is a small courtyard garden enclosed by timber fencing and an access gate.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:69

Council Tax

Band A

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.