



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

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.



Westfield Mews Higham Ferrers NN10 8FB Leasehold Price £199,995

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Are you looking for a ground floor property close to all local amenities? This might just be the one for you! Offered with no upward chain is this larger than average two bedroomed ground floor apartment situated in the centre of Higham Ferrers. Outside you'll find off road parking and the use of a landscaped communal garden. Further benefits include gas radiator central heating, sealed unit double glazing and stainless steel built-in kitchen appliances. The accommodation briefly comprises entrance hall, kitchen/living room, two bedrooms, bathroom, communal gardens and off road parking.

Enter via front door to:

Entrance Hall

Radiator, doors to:

Living/Kitchen Area

19' 1" max x 15' 9" max (5.82m x 4.8m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in gas hob with extractor hood, built-in oven, space for fridge/freezer, plumbing for washing machine, three windows and a door to rear aspect, two radiators, wall mounted gas boiler serving domestic central heating and hot water systems.

Bedroom One

15' 1" x 9' 0" (4.6m x 2.74m)

Window to side aspect, radiator.

Bedroom Two

13' 0" x 8' 11" (3.96m x 2.72m)

Window to side aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, 'P' shaped bath with shower over, tiled splash backs, tiled floor, chrome heated towel rail.

Outside

Front - Off road parking for one car.

Rear - Landscaped communal gardens for use by residents of Westfield Mews.

Material Information

The property tenure is Leasehold. There are 136 years left on the lease, the ground rent is approx. £100 per annum and the maintenance charge is approx. £880 per annum. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,783 per annum. Charges for 2024/25).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

