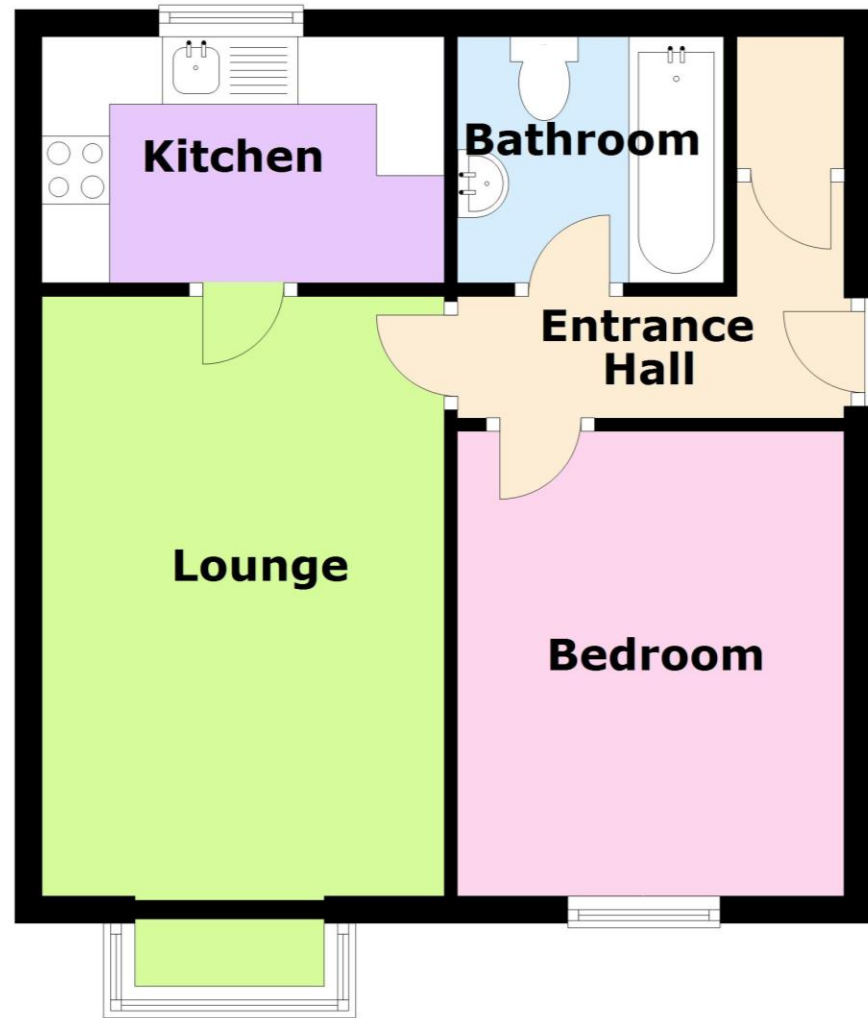


## Ground Floor

Approx. 410.3 sq. feet



Total area: approx. 410.3 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.



## St. Peters Way Irthlingborough NN9 5SD

### Leasehold Price £89,500

**Wellingborough Office**   
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  
01933 480480





**A well presented one bedroomed ground floor apartment situated close to Irthlingborough's High Street shops and amenities with benefits to include electric heating, uPVC double glazing, built in kitchen appliances and offers allocated off road parking for one car. The accommodation briefly comprises communal hall, entrance hall, lounge, kitchen, bedroom, bathroom, communal gardens and allocated parking. Please note there are 66 years remaining on the lease.**

Enter via part glazed front door to:

#### **Entrance Hall**

Wall mounted storage heater, wall mounted intercom, cupboard housing water cylinder, doors to:

#### **Lounge**

14' 4" x 9' 7" (4.37m x 2.92m)

Box bay window to front aspect, laminate flooring, wall mounted electric storage heater, dado rail, coving to ceiling, T.V. point, telephone point, door to:

#### **Kitchen**

9' 7" x 6' 0" (2.92m x 1.83m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in oven, electric hob, plumbing for washing machine, fridge/freezer space, coving to ceiling.

#### **Bedroom**

11' 2" x 9' 4" (3.4m x 2.84m)

Window to front aspect, wall mounted electric heater, coving to ceiling.

#### **Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, tiled flooring, heated towel rail, extractor, wall mounted electric heater.

#### **Outside**

Allocated off road parking for one car.

#### **Material Information**

The property Tenure is Leasehold. We understand a lease was granted on 1 January 1991 for 99 years (66 years remaining), the ground rent is £200 per annum, maintenance and service charge to include buildings insurance is £1,300 payable annually. These details should be checked by the purchaser's 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 A (£1,548 per annum. Charges for 2024/2025).

#### **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. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **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](http://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.**

