



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.

Archfield Wellingborough NN8 4HH Leasehold Price £210,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
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Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offering 990 sq.ft (92 sq.m) of accommodation is this vacant recently refurbished three bedroom first floor apartment set in this sought after complex local to town centre and other amenities. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen and refitted ensuite and family bathroom. Externally there are communal gardens, allocated parking and further visitor parking. The accommodation briefly comprises entrance hall, lounge, kitchen, master bedroom with ensuite bathroom, two further bedrooms, family bathroom, communal gardens and parking.

Enter via part obscure glazed entrance door.

Entrance Hall

Meter cupboard, stairs to first floor landing.

First Floor

Hall

Radiator, built in cupboard, access to loft space, inset ceiling light, wood effect laminate floor, doors to.

Lounge

15' 0" x 14' 8" (4.57m x 4.47m)

Window to rear aspect, window to side aspect, radiator, white fire surround with marble effect hearth and fascia, coal effect gas fire, wall light points, T.V point, wood effect laminate floor.

Kitchen

13' 2" x 10' 0" (4.01m x 3.05m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for oven and hob, electric extractor hood, space for fridge/freezer, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, inset ceiling lights, grey vinyl floor, window to rear aspect.

Bedroom One

14' 6" beyond wardrobe x 12' 8" (4.42m x 3.86m)

Window to front aspect, radiator, fitted wardrobes, drawers and dressing table, door to.

Ensuite Bathroom

Refitted white suite comprising panelled bath, low flush W.C., wash basin with vanity cupboards under, chrome effect towel radiator, tiled splash areas, grey vinyl floor, electric extractor vent.

Bedroom Two

14' 0" beyond wardrobe x 10' 8" max (4.27m x 3.25m)

Window to front aspect, window to side aspect, radiator, fitted wardrobes, drawers and dressing table.

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m)

Window to side aspect, radiator.

Bathroom

Refitted white suite comprising panelled bath, low flush W.C., wash basin with vanity cupboard under, tiled splash areas, chrome effect towel radiator, grey vinyl floor, obscure glazed window to side aspect.

Outside

Communal gardens of lawn, shrubs, trees, patio and fence.

Parking - One allocated space and further visitor spaces.

N.B

The property tenure is leasehold. We understand a lease of 999 years was granted 24th June 1987. The ground rent and service charge is £500 per annum combined. The buildings insurance was £413.95 per annum 2023/2024. 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 C (£1,904 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

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.

