



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.

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.



Henshaw Road Wellingborough NN8 2AS  
Leasehold Price £145,000

**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





Situated behind electric gate with views towards Croyland Park is this immaculate two bedroom ground floor apartment which is offered with no chain and benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances, allocated parking and built in wardrobes to both bedrooms. Viewing is highly recommended to appreciate the position and condition of the apartment. The accommodation briefly comprises hallway, kitchen/dining room/lounge, two bedrooms, bathroom and allocated parking.

Enter via entrance door.

**Communal Hallway**  
Door to.

**Hallway**  
Two built in cupboards, radiator, door to.

**Lounge/Kitchen/Dining Room**  
19' 4" max x 16' 4" max (5.89m x 4.98m) (This measurement includes the area occupied by the kitchen units) open plan.

**Kitchen Area**  
Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units proving work surfaces, built in electric oven and gas hob with extractor fan over, wall mounted gas fired boiler serving central heating and domestic hot water, plumbing for washing machine, space for fridge/freezer, window to side aspect, radiator, downlights to ceiling.

**Lounge/Dining Room**  
Bay window to front aspect, radiator, T.V. point.

**Bedroom One**  
10' 9" x 9' 10" (3.28m x 3m)  
Window to rear aspect, built in double wardrobe with clothes hanging rail.

**Bedroom Two**  
10' 8" x 7' 9" (3.25m x 2.36m)  
Window to rear aspect, built in double wardrobe with clothes hanging rail.

**Bathroom**  
White suite comprising panelled bath with shower over, low flush W.C., wash basin, chrome towel radiator, obscure glazed window to side aspect, tiled floor, extractor fan, downlights.

**Outside**  
Front - Entrance via gate leading to allocated off road parking.

**N.B.**  
The property Tenure is Leasehold.  
We understand a lease of 125 years was granted October 2017, the ground rent is £112.50 payable half yearly (March and September), service charge £761.97 payable half yearly (March and September) and buildings insurance is £397.46 per annum. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

The company that provided the 10 year house builders warranty in 2017 is no longer trading so prospective buyers should confirm with their mortgage provider if this complies with their lending criteria.

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

**Council Tax**  
We understand the council tax is band B (£1,748.82 per annum. Charges for 2025/2026).

**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](http://www.richardjames.net)

**Mortgages**  
We are able to offer our clients mortgage advice through our association with Crystal Financial Services. 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.**

