



Total area: approx. 75.0 sq. metres (807.2 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.



Arthur Street Wellingborough NN8 3FN

Leasehold Price £179,000

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
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated within walking distance of the town centre is this immaculate two bedroom ground floor apartment which was converted from an old Victorian factory in 2018 and would make an ideal purchase for a first time buyer. The property benefits from uPVC double glazing, gas radiator central heating, a range of built in kitchen appliances to include oven, hob, microwave, dishwasher and fridge/freezer and further offers a 22ft open plan lounge/diner/kitchen, two double bedrooms with built in wardrobes, its own court yard garden and an allocated parking space. The accommodation briefly comprises entrance hall, lounge/diner/kitchen, two bedrooms, bathroom, courtyard garden and an allocated parking space.

Enter through entrance door via communal hallway to.

Entrance Hall

Wood flooring, radiator, cloaks cupboard, utility cupboard with plumbing for washing machine, doors to.

Lounge/Dining/Kitchen Area

22' 10" x 10' 7" widening to 18' 10" max (6.96m x 3.23m) (This measurement includes area occupied by the kitchen units)

Two windows to rear aspect, glazed uPVC door to enclosed courtyard garden, T.V. point, telephone point, two radiators, wood flooring, inset ceiling lights, kitchen area comprises one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, built in microwave, integrated fridge freezer and dishwasher, tiled splash backs, cupboard housing gas fired combination boiler serving central heating and domestic hot water.

Bedroom One

15' 5" max into door recess x 12' 8" x 12' 1" (4.7m x 3.68m)

Irregular shape

Two windows to rear aspect, built in wardrobes, telephone point, radiator, inset ceiling lights.

Bedroom Two

15' 5" max into door recess narrowing to 10' 10" max x 14' 4" max (4.7m x 4.37m) Irregular shape

Window to rear aspect, built in wardrobes, radiator, T.V. point, telephone point, inset ceiling lights.

Shower Room

White suite comprising double width walk in shower with thermostatic shower controls, aqua splash boards, concealed cistern low flush W.C., wall mounted hand wash basin with vanity drawers, tiled walls and floor, wall mirror, electric shower point, towel radiator, extractor vent, ceiling lights.

Outside

Enclosed courtyard garden laid to decking, allocated parking space.

N.B.

The front photograph also illustrates other properties in the building. We understand a lease of 125 years was granted in 2018, the service charge is £1,813.10 per annum and the ground rent payable is £170.00 per annum. This should be checked by a purchaser's legal representative before a legal 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 (£1,749 per annum. 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. 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.

