

FOR  
SALE



Broad Green, Wellingborough, Northamptonshire NN8 4LH

£70,000 - Leasehold

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## PROPERTY DESCRIPTION

Immaculate Accommodation - With this first floor flat which is for the over 55's and 50% share. The sparkling accommodation comprises, communal entrance hall with lift and stairs, entrance hall, open plan living dining fitted kitchen, master bedrooms, shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing and shared communal parking. Internal viewing is essential to appreciate the level of accommodation on offer!

## POINTS OF INTEREST

- *Modern Flat*
- *First Floor*
- *50% Share*
- *Open Plan Living*
- *Double Bedroom*
- *Shower Room*
- *Allocated Parking*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Entrance Hall

Benefitting from lift and stairs to first/second floor.

#### Entrance Hall

Door to front aspect and built in cupboard, ceiling spot lights and radiator.

#### Open Plan Living Fitted Dining Kitchen

23' 9" x 10' 6" (7.24m x 3.20m) UPVC double glazed french doors to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, fridge freezer, dish washer, washer/dryer, ceiling spot lights and radiator.

#### Master Bedroom

13' 5" x 9' 2" (4.09m x 2.79m) UPVC double glazed window to the rear aspect, ceiling spot lights and radiator.

#### Shower Room

Being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and radiator.

### Communal Gardens

Communal gardens with unallocated parking spaces available for residents

#### Additional Information

Council tax band A (Wellingborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains

gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

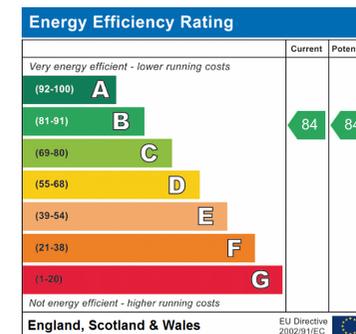
No flood risks that we are aware of

Lease:125 years from 6th December 2018.

Rent: £190.75 PCM

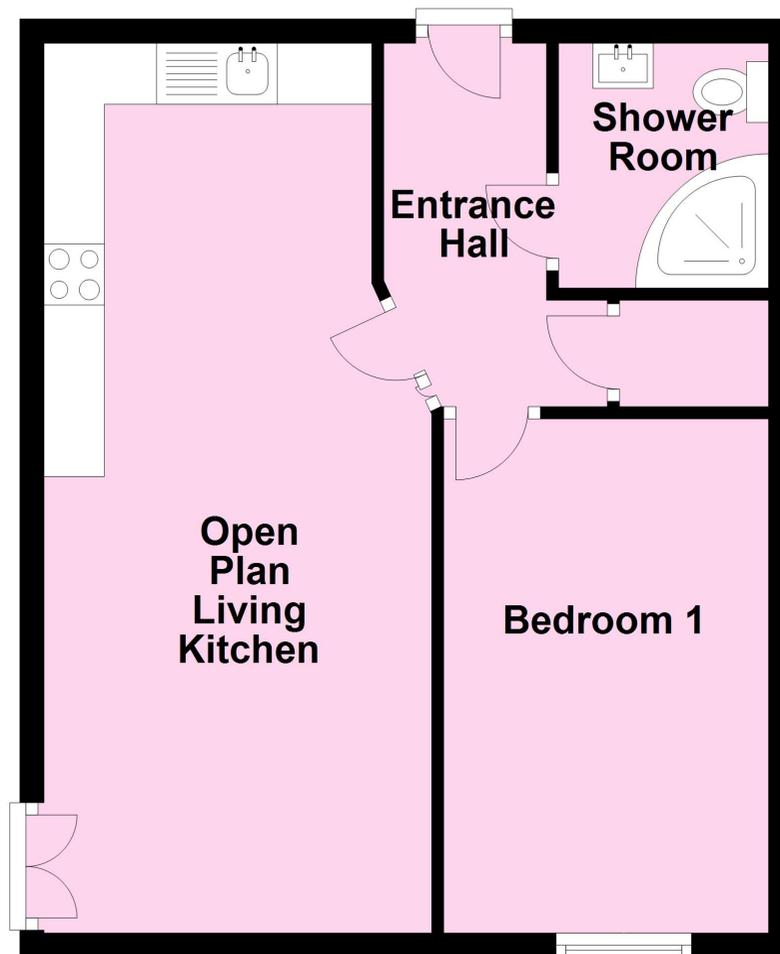
Service Charge: £77.78 PCM

Building Insurance: £8.33 PCM



## Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



**Total area: approx. 43.7 sq. metres (470.9 sq. feet)**

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