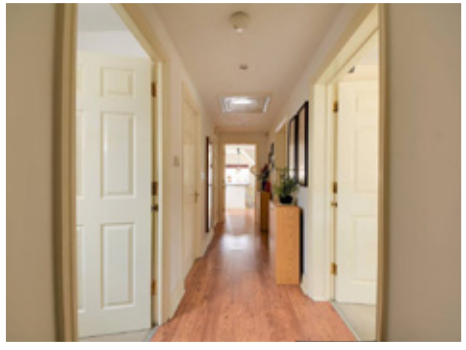




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Residential Sales & Lettings

St Marys Paddock
Wellingborough | NN8 1JH

Bill Wych & Co Estate Agents are delighted to offer this stunning apartment to the market for sale. Pleasantly positioned on the sought after St Mary's Paddock development, located within walking distance of both the town centre and mainline railway station, with a 55 minute journey time to London St Pancras, as well as offering swift access to local schools, parks and supermarket amenities and the A45 dual carriageway linking Wellingborough to M1 Junction 15, neighbouring towns and the Rushden Lakes leisure and retail park.

This spacious accommodation comprises of an entrance hallway, study, bathroom complete suite, a master bedroom with fitted wardrobes and a further double bedroom with a fitted wardrobe, an open plan kitchen adjoining living and dining room to include appliances. The property also benefits from gas radiator central heating, double glazed window units, and dedicated off road parking.

The Service Charge is currently £90 per month which includes Building's Insurance. There are 108 years remaining on the Lease.

In Brief

- Close to train station & Town Centre
- Double Glazing
- Gas Central Heating
- Off-Road Parking
- Two Double-Bedrooms Separate Study Room
- Bathroom Complete Suite

SELLER'S COMMENTS

"If you are looking for space and something a little bit more exclusive than the average two bedroom apartment, then this is the apartment for you."



Entrance Hall

Doors leading to study, bathroom, store cupboard, kitchen adjoining living & Dining room, bedrooms 1 and 2, loft hatch to ceiling, wall mounted intercom entry system.

Study - 1.98m (6'6") x 1.88m (6'2")

Radiator, velux window.

Bathroom

Wash hand basin with tiled splash back, w/c, panelled bath, shower screen, wall mounted shower, fully tiled bath and shower area, radiator, velux window.

Kitchen Adjoining Living & Dining Room

7.44m (24'5") x 3.89m (12'9")

Roll top work surfaces and breakfast bar, tiled splash backs, fitted cabinets and drawers, inset double sink and mixer tap, four plate gas hob, extractor hood, integrated oven, fitted shelves, free standing fridge/freezer and washing machine, double glazed window units, lounge area to include radiator, TV point and double glazed window unit.

Master Bedroom - 4.29m (14'1") x 3.48m (11'5")

Double glazed window units, radiator, built-in double wardrobe.

Bedroom 2 - 3.99m (13'1") x 2.72m (8'11")

Double glazed window units, radiator, built-in wardrobe.

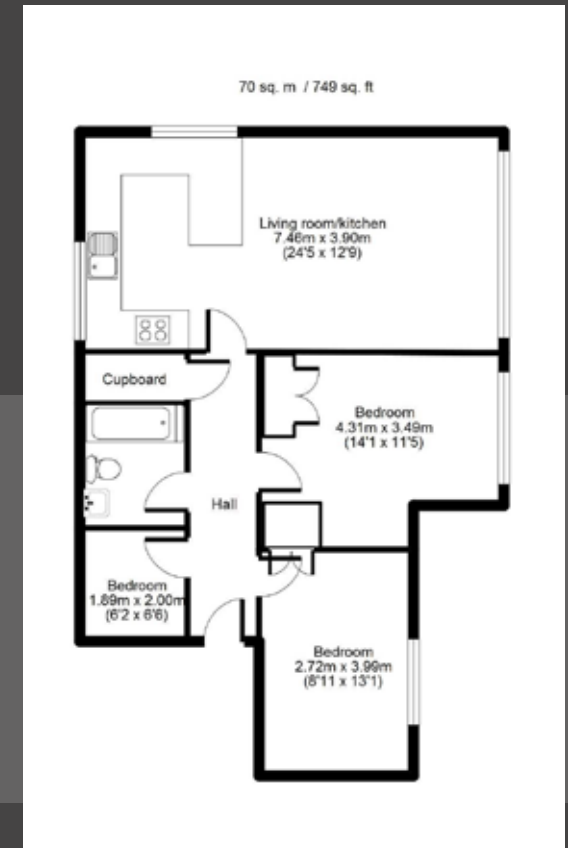


Price: Offers in Excess of £164,995

Tenure: Leasehold

Viewings: Strictly with the sole selling agents Bill Wych & Co

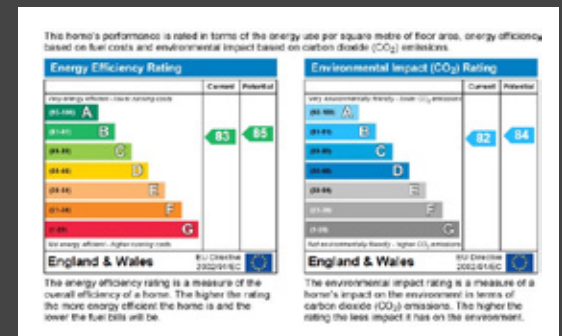
Local Authority: Borough Council of Wellingborough



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Please note: Some images have been taken using a wide-angle lens.