

Photo Shows Whole Block From The Front



Flat 4 Stanley Road, Wellingborough, NN8 1BF

£695 PCM





# Flat 4 Stanley Road

Wellingborough, NN8 1BF

A lovely ground floor apartment situated in a development within close proximity of Wellingborough town centre and train station. This apartment is finished to a high standard and comes with the following accommodation, entrance, lounge, kitchen, a good size bedroom and a very high quality shower room. The apartment benefits from the following features: - double glazing, fitted fridge, freezer, washing machine, gas radiator heating, built in cooker and hob, a good size storage cupboard in the bedroom, storage cupboard in hallway and excellent floor coverings through out and tiled kitchen flooring makes for a wonderful apartment. Outside there is allocated private parking. Essential viewing for the professional working person or couple.

ENERGY RATING: B



## Lounge/ Diner

15'2" x 11'6" inc fitted cupboard (4.62 x 3.51 inc fitted cupboard)

## Kitchen

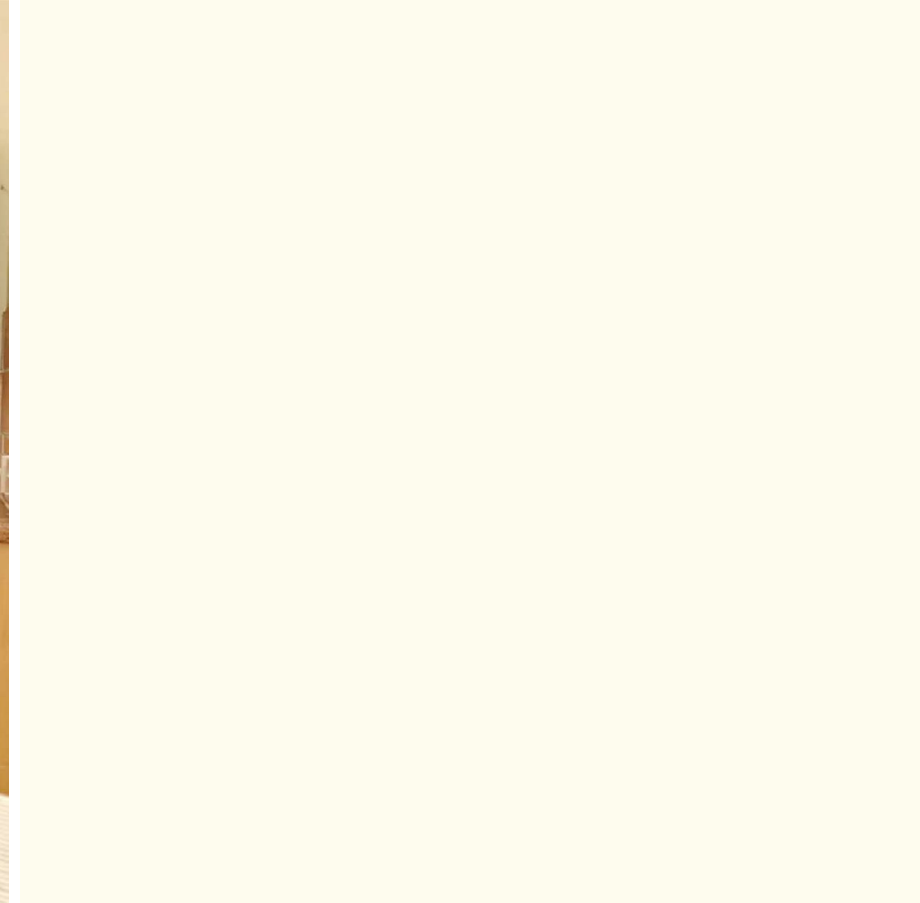
10'0" x 9'10" max (3.05 x 3.00 max)

## Bedroom

15'2" x 8'9" min'0" + door lobby & bay window (4.62 x 2.67 min0.00 + door lobby & bay window)

## Wet Room



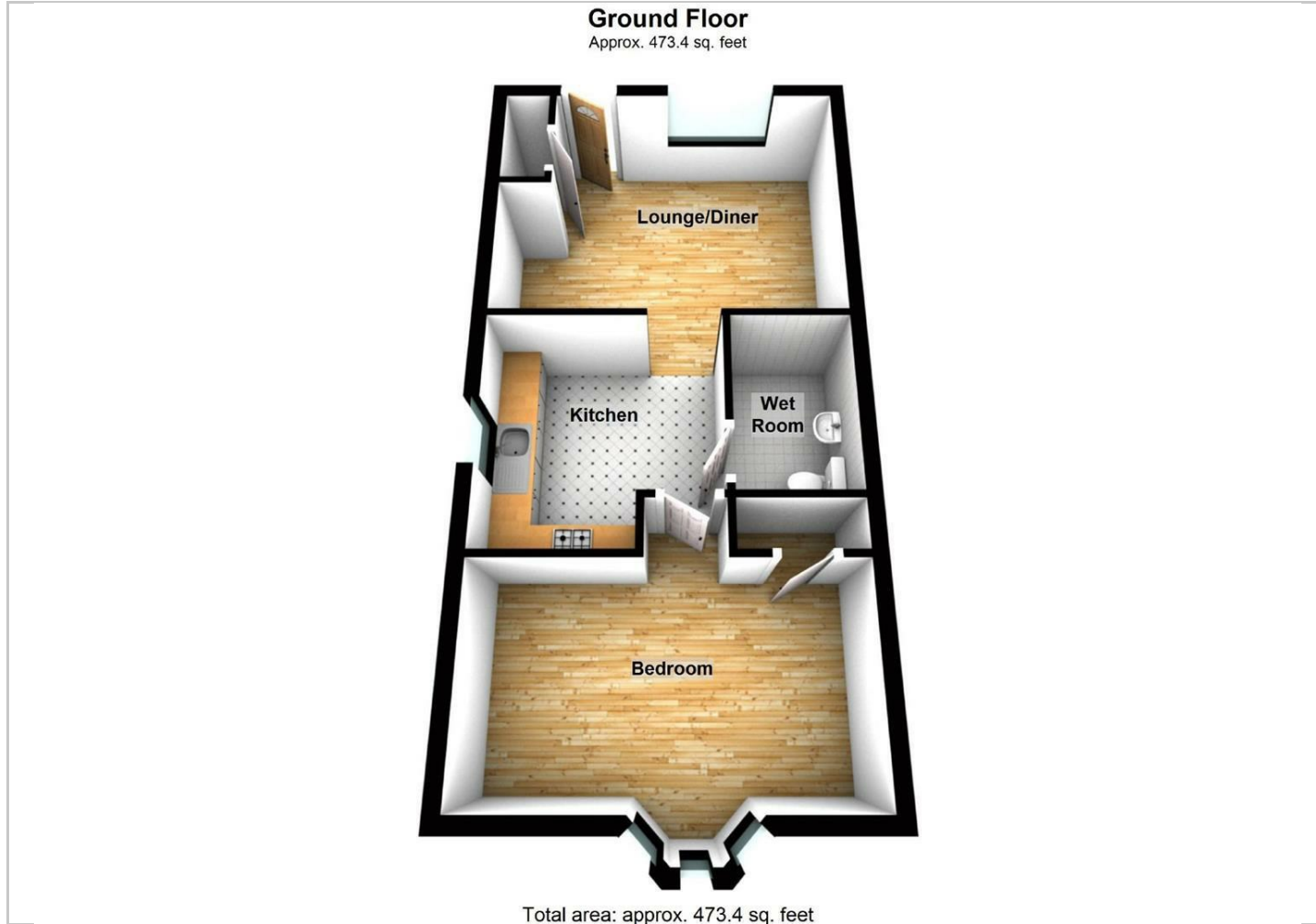


## Directions





## Floor Plans



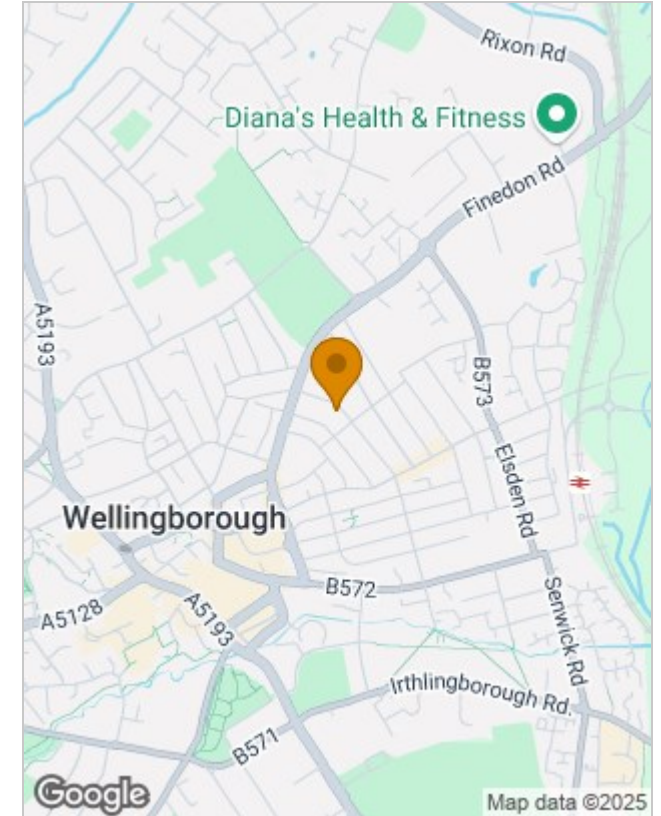
## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS  
Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	