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23 Patriot Grove, Wellingborough, NN8 1TJ

£165,000



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£165,000

23 Patriot Grove

Wellingborough, NN8 1TJ

- Popular Stanton Cross Location
- Close To The Railway Station
- Great Enclosed Garden Area
- Spacious Open Plan Living

CHECK OUT THE GREAT OUTDOOR SPACE ON OFFER ! RARE ! This spacious one bedroom ground floor apartment is presented in excellent condition and has an great enclosed garden area which is certainly rare to find. Patriot Grove is situated on the popular Stanton Cross Development which is ideally located only a short walk away from Wellingborough railway station. Internally the property offers a spacious open plan feel with a generous double bedroom, kitchen area and stylish bathroom. To the front you have one allocated parking space and secure gated access leading down the side of the building to the front door. To the rear there are steps leading down to an impressive garden area which is laid to lawn with a timber shed, this really is a rare feature for a one bedroom apartment and means you can relax and enjoy some private outdoor space.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

(Whole Block Shown In Front Picture)

990 YEARS LEFT ON THE LEASE



Open Plan Living Space	18'2 x 17'3 (5.54m x 5.26m)
Bedroom	11'9 x 11'9 (3.58m x 3.58m)
Bathroom	9'1 x 6'2 (2.77m x 1.88m)



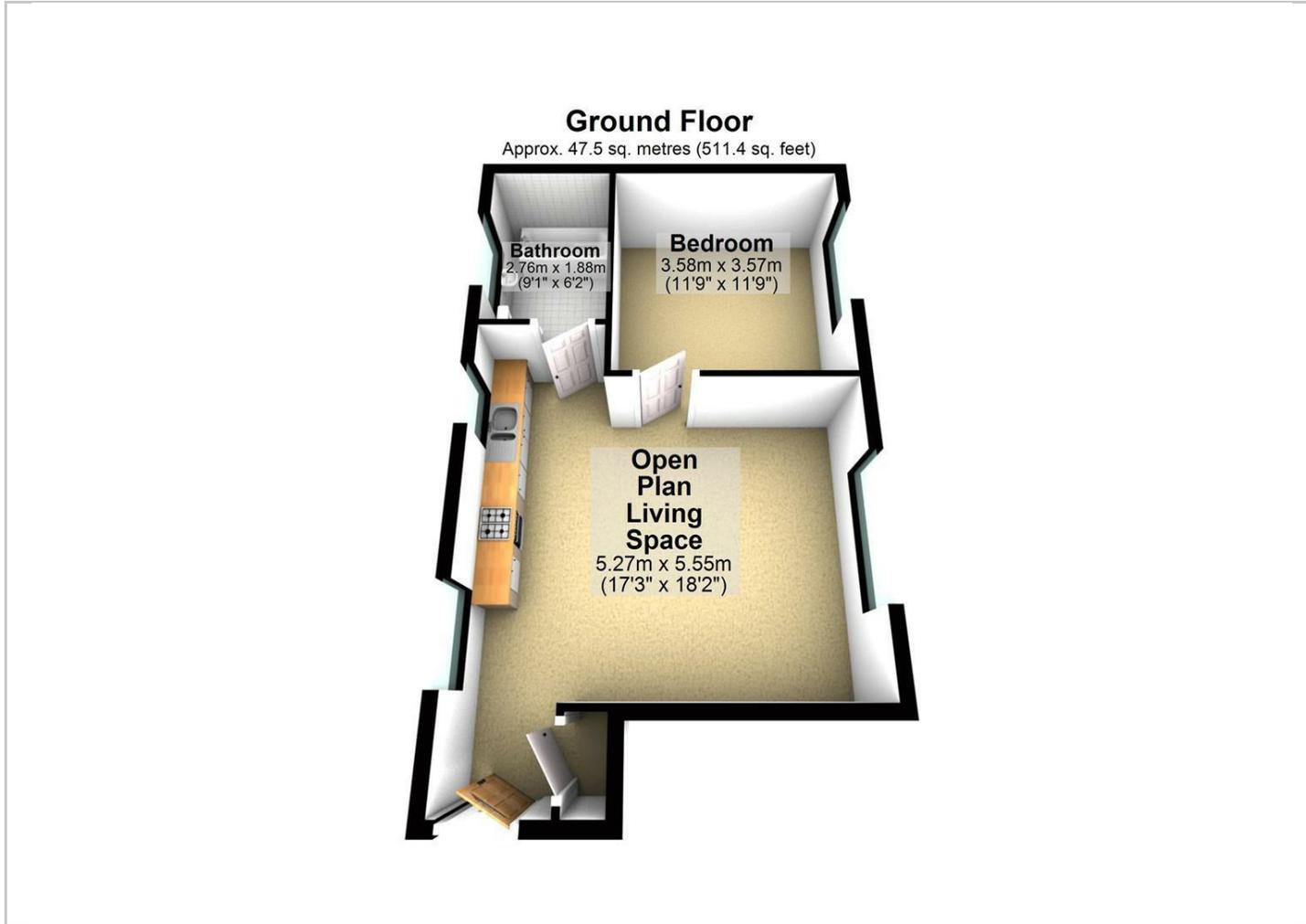


Directions

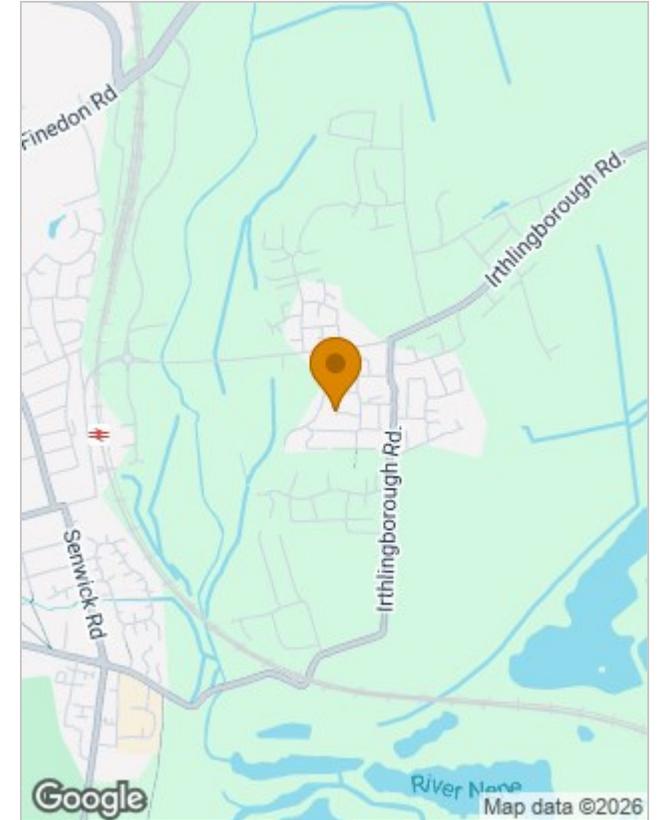




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.