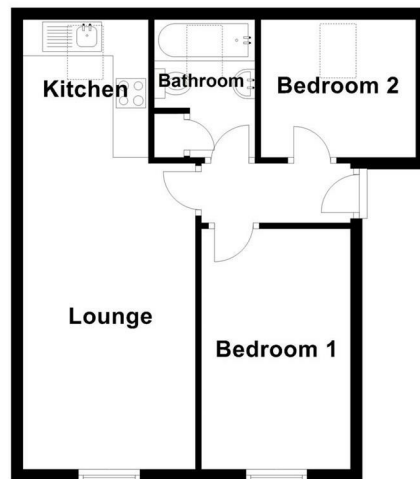




# Arthur Wellesley House 17 Palace Gate, Irthlingborough, Wellingborough, NN9 5FD



Not to scale. For illustrative purposes only



## For auction £70,000

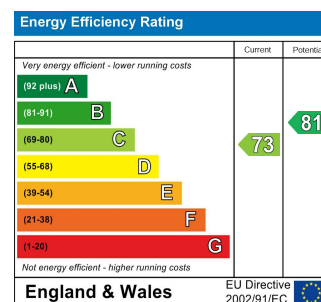
FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM -  
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £70,000 - £80,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 25977

A well-presented two-bedroom top-floor apartment ideally located in the heart of Irthlingborough. This modern apartment features contemporary open-plan living with a spacious lounge, kitchen, and dining area, two well-proportioned bedrooms, and a stylish family bathroom. Positioned within easy walking distance of local shops, amenities, and transport links, the property offers convenient town-centre living. The property is offered with vacant possession, making it an excellent opportunity for first-time buyers or investors.

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## ACCOMMODATION

### ENTRANCE HALL

8'04 x 3'09

Entered via a solid wood front door from the communal entrance hall, there is a wood effect floor and doors leading to:-



### LOUNGE/DINER/KITCHEN



### KITCHEN AREA

8'03 x 7'00

With a Velux window to the rear, there is a range of floor and wall-mounted cabinets, with composite worktops. There is a stainless steel sink and drainer, an electric hob, oven below and extractor above. There is space for appliances and an entry phone system for the front door.



### LOUNGE/DINER

17'00 x 9'07

Open to the kitchen, there is a dormer window to the front elevation with TV and telephone points connected.



### BEDROOM ONE

13'04 x 8'04

Space for a double bed with a window to the front with wood effect floor.



### BEDROOM TWO

8'07 x 7'08

A Velux window to the rear with a wood-effect floor.



### BATHROOM

7'07 x 5'07

Suite comprising bath with shower over, WC and hand wash basin. There is a window to the rear and a door to an airing cupboard.



### OUTSIDE

#### SERVICES

Main water and electric, none of these have been tested.

#### TERMS OF THE LEASE

The property is offered on a 125 year lease dated 1st Jan 2006. The service charge is £1,621 per annum and a ground rent of £200 per annum.

#### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

#### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

#### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

For further information on viewing call 01604 259773