



Arthur Wellesley House
Palace Gate
Irthlingborough
Wellingborough
Northamptonshire
NN9

Offers In Excess Of £95,000

bettermove

Palace Gate Wellingborough

Bettermove are proud to present this 2 bedroom flat in Irthlingborough, available with no forward chain, and welcoming cash buyers only.

This property benefits from double glazing and electric heating throughout, with allocated parking available for one car.

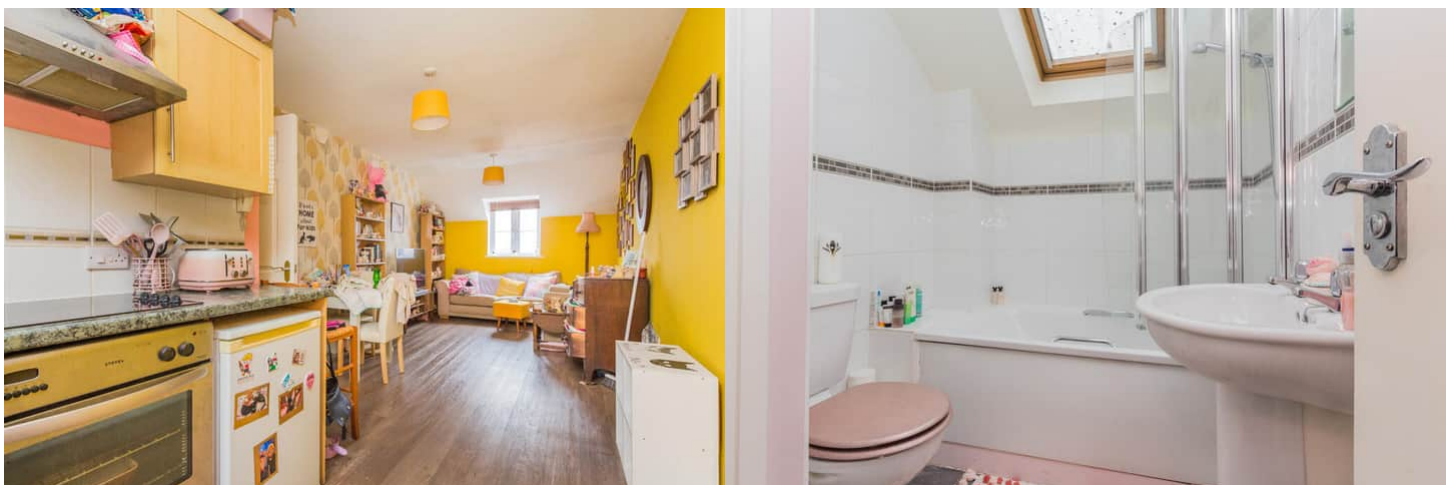
The council tax band is A.

This is a leasehold property with 106 years remaining on the lease; the ground rent is £200.00 per annum, the service charge is £1,621.63 per annum, and there is an estate service charge of £472.68 per annum.

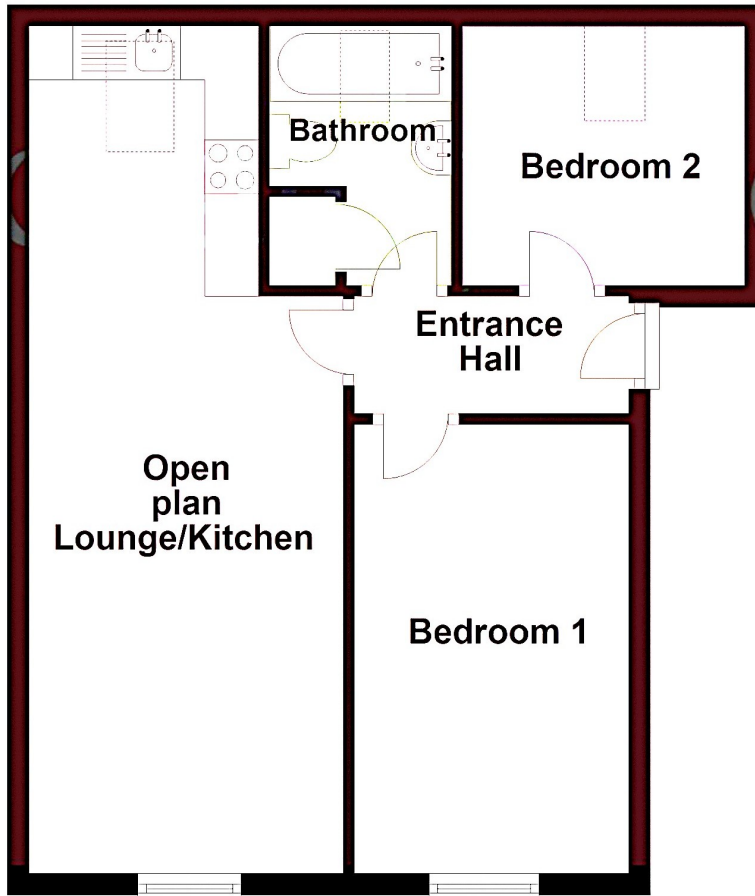
The interior of this second floor property comprises a spacious, open plan living and kitchen area, two bedrooms and a family bathroom.

Located in the popular town of Irthlingborough, Wellingborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Wellingborough Railway Station, a variety of local bus routes, and quick access to the A6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx. 498.4 sq. feet



Total area: approx. 498.4 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk