



Total area: approx. 39.7 sq. metres (427.8 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



## Highgrove Court Rushden NN10 0DH Leasehold Price £105,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain is this well presented one bed roomed apartment with off road parking which is close to the town centre. The property would make an ideal first time purchase or buy-to-let investment. Benefits include a refitted kitchen with several built-in appliances, refitted bathroom, sealed unit double glazing and electric heating. The accommodation briefly comprises entrance hall, living room, kitchen, bathroom, bedroom and allocated off road parking.**

Enter via front door to:

#### **Entrance Hall**

Wall mounted electric heater, airing cupboard housing hot water cylinder, doors to:

#### **Living Room**

12' 2" x 10' 4" (3.71m x 3.15m)

Window to front aspect, wall mounted electric heater.

#### **Kitchen**

10' 4" max x 9' 8" (3.15m x 2.95m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in oven, built-in ceramic hob, extractor, built-in fridge/freezer, plumbing for washing machine, tiled splash backs, window to rear aspect.

#### **Bathroom**

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, skylight to rear aspect, wall mounted electric heater.

#### **Outside**

Allocated off road parking for one car. There are also visitor spaces available.

#### **Material Information**

The property tenure is Leasehold. We understand the lease was granted in 1989 for 125 years, therefore there will be 91 years left on the lease, the ground rent and service charges are approx. £893 per annum and this also includes your buildings insurance. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

#### **Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band A (£1,504 per annum. Charges for 2024/2025).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client. The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

