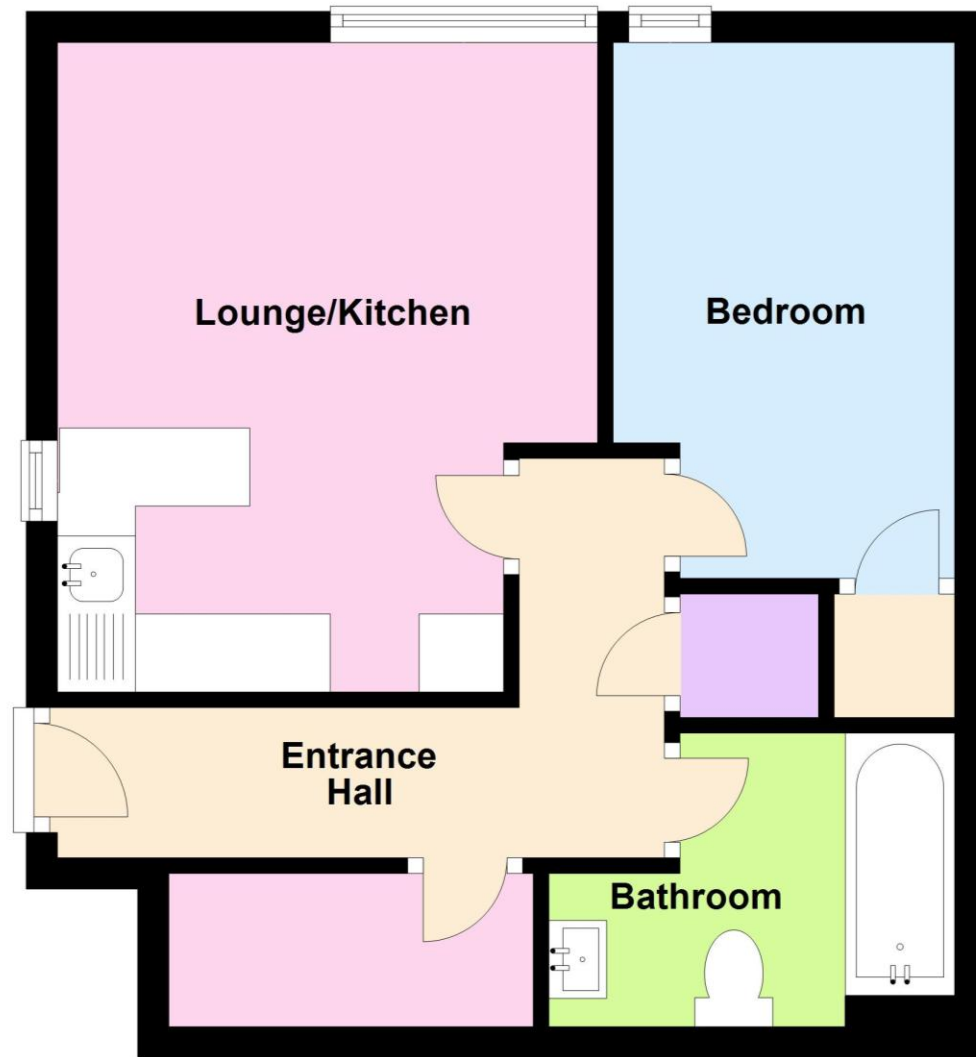
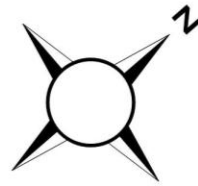


Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 35.5 sq. metres (381.8 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.



St. Nicholas Court, High Street Great Doddington NN29 7TQ

Leasehold Price £115,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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



Situated towards the centre of the village of Great Doddington providing excellent road links to neighbouring towns is this ground floor one bedroom apartment. The property benefits from uPVC double glazing, electric heating, a refitted bathroom, many freestanding kitchen appliances and majority wood effect laminate floor. The accommodation briefly comprises entrance hall, lounge/kitchen, bedroom, bathroom and communal parking to rear.

Enter via entrance door with obscure glazed inserts to.

Entrance Hall

Walk in storage cupboard, airing cupboard housing hot water cylinder and immersion heater, electric heater, wood effect laminate floor, doors to.

Lounge/Kitchen

13' 5" max x 11' 3" narrowing to 9' 6" (4.09m x 3.43m)

Lounge Area

Window to front aspect, electric heater, television point, wood effect laminate floor, coving to ceiling.

Kitchen Area

(This measurement includes area occupied by the kitchen units) Comprising single drainer stainless steel sink unit with cupboards under, base and eye level units providing work surfaces, breakfast bar, tiled splash backs, freestanding cooker with extractor hood, freestanding fridge, freezer and washing machine, wood effect laminate floor, window to side aspect.

Bedroom

11' 3" x 7' 2" (3.43m x 2.18m)

Window to front aspect, built in storage cupboard/wardrobe, electric heater, wood effect laminate floor, coving to ceiling.

Bathroom

Refitted white suite comprising panelled bath with shower fitted over, low flush W.C, wash basin with vanity draws under, tiled splash areas, electric extractor vent, electric towel radiator.

Outside

Parking area to rear.

N.B

Material Information We understand the unexpired term of the lease is 97 years, the ground rent £76.66 per annum and the monthly maintenance charge is £45.00. This should be confirmed by a legal representative before entering into a commitment to purchase.

(the photograph of the block shows other properties too.)

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,456 per annum. Charges for enter year).

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

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.

