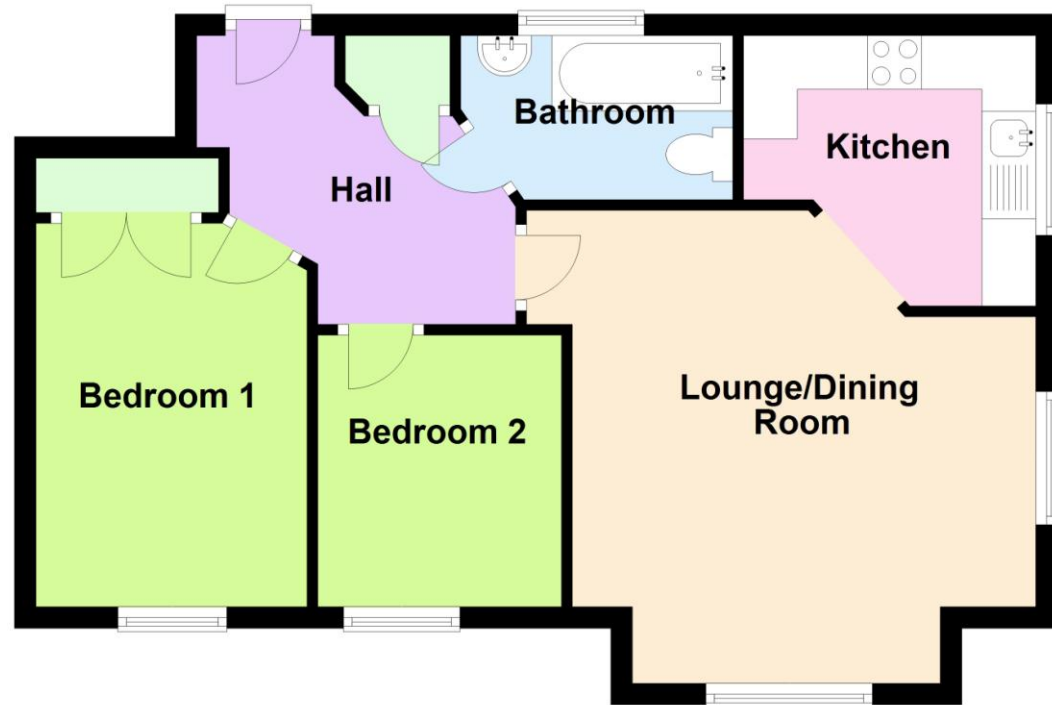


Ground Floor
Approx. 49.6 sq. metres (533.7 sq. feet)



Total area: approx. 49.6 sq. metres (533.7 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.



Jubilee Gardens Rushden NN10 0NS Leasehold Price £155,000

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



Situated in a popular location near to Jubilee Park is this modern two bed roomed ground floor apartment which features off road parking and easy access to the A6. Further benefits include a refitted kitchen, refitted bathroom, uPVC double glazing, built-in wardrobes to bedroom one and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, bathroom and off road parking.

Enter via front door to:

Hallway

Security intercom, built-in cupboard, radiator, doors to:

Living Room

14' 3" max x 14' 0" max (4.34m x 4.27m)

Windows to front and side aspects, two radiators, through to:

Kitchen

8' 11" x 8' 4" (2.72m x 2.54m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, tiled splash backs, window to front aspect, concealed wall mounted gas combination boiler serving domestic central heating and hot water systems.

Bedroom One

11' 9" max x 8' 3" (3.58m x 2.51m)

Window to front aspect, radiator, built-in double wardrobe.

Bedroom Two

8' 4" x 7' 5" (2.54m x 2.26m)

Window to side aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to side aspect, radiator, shaver point, extractor.

Outside

Off road parking for one car.

Material Information

The property tenure is Leasehold. The lease was granted in 2007 for 125 years. The ground rent, maintenance charge and buildings insurance is approx. £142.25 per month (£1,707 per annum). 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 C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,755 per annum. Charges for 2024/25).

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.

