



Total area: approx. 67.0 sq. metres (720.8 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.



Rectory Road Rushden NN10 0AD 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



A spacious second floor two bed roomed apartment which is situated in a converted factory and within walking distance of the town centre. Benefits include an off road parking space and gas radiator central heating. The accommodation briefly comprises communal hallway, entrance hall, living room, two bedrooms, kitchen/breakfast room, family bathroom and off road parking.

Entrance Hall

Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Two windows to front aspect, radiator.

Kitchen/Breakfast Room

10' 3" x 9' 6" (3.12m x 2.9m) (This measurement includes area occupied by kitchen units)

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

Bedroom One

16' 2" x 8' 9" (4.93m x 2.67m)

Window to rear aspect, radiator.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Window to front aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, window to rear aspect.

Outside

There is allocated parking for one car.

Material Information

The property tenure is Leasehold. We understand that the lease has 89 years remaining. The ground rent is approx £50 per six months (£100 per annum) and the maintenance/service charge is approx. £720 per six months (£1,440 per annum). Your buildings insurance is included within the service charge. 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 2024/25).

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.

