



Total area: approx. 37.5 sq. metres (404.1 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.



**Oliver Close Rushden NN10 0EL**  
**Leasehold Price £90,000**

**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 and making an ideal first time purchase or buy-to-let investment is this one bedroomed first floor apartment which is situated just a short walk from the town centre and local amenities. If you're a landlord looking to purchase you can expect in the region of £600 per calendar month. Further benefits include off road parking for one car, electric heating and uPVC double glazing. The accommodation briefly comprises entrance hall, living room, kitchen, bedroom, bathroom and allocated parking.**

Enter via front door to:

#### Hallway

Airing cupboard housing hot water cylinder, security intercom, doors to:

#### Lounge

11' 10" x 11' 7" (3.61m x 3.53m)

Window to front aspect, wall mounted electric panel heater, door to:

#### Kitchen

11' 8" x 6' 5" (3.56m x 1.96m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base level units providing work surfaces, built-in electric oven, ceramic hob, extractor hood, plumbing for washing machine, space for under counter fridge, tiled splash backs, window to front aspect.

#### Bedroom

9' 8" x 8' 5" (2.95m x 2.57m)

Window to side aspect, electric panel heater.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with electric shower over, tiled splash backs, extractor fan.

#### Outside

Allocated off road parking for one car, communal bin store.

#### Material Information

The property tenure is Leasehold. We understand that there are 89 years left on the lease. The ground rent is approx £120 per annum. The service/maintenance charge is approx. £900 per annum which includes buildings insurance. This information should be clarified by your legal representative before exchange of contracts.

#### 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 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](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.**

