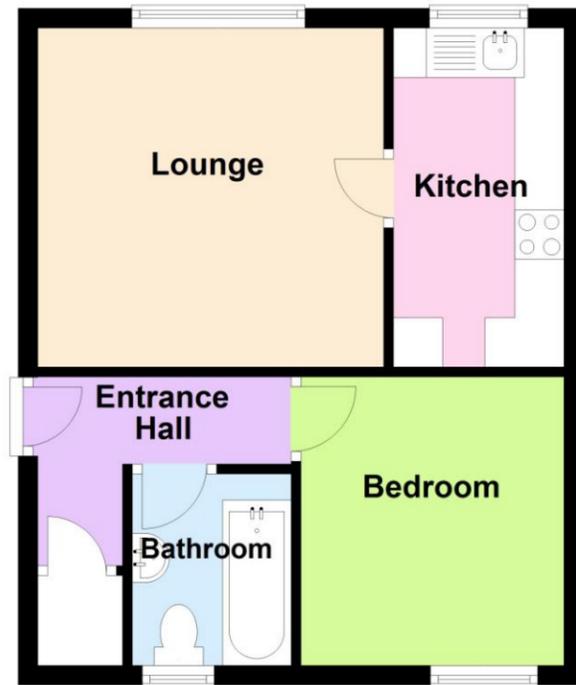


**Ground Floor**  
Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 34.7 sq. metres (373.5 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.



## Vine Court, Irthlingborough, NN9 5PU Leasehold Price £80,000

**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 to the market with no upward chain and a lease of 65 years is this one bed roomed ground floor apartment with benefits to include brand new electric heating, replacement uPVC double glazing and allocated off road parking for one car. The accommodation briefly comprises communal hallway, entrance hall, living room, kitchen, bedroom, bathroom and allocated off road parking. (We would advise checking with a mortgage advisor whether you can mortgage a property with 65 years remaining on the lease)**

Entry via front door through to:

#### **Entrance Hall**

Cupboard housing water cylinder, radiator, coving to ceiling

#### **Lounge**

11' 3" x 11' 7" (3.43m x 3.53m)

Window to front aspect, radiator, wall mounted electric heater, coving to ceiling, tv point, through to:

#### **Kitchen**

11' 0" x 5' 9" (3.35m x 1.75m)

Fitted to comprise single drainer sink unit with cupboard under, a range or eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, four ring ceramic electric hob, extractor, plumbing for washing machine, space for fridge/freezer, window to front aspect, laminate flooring, heated towel rail, coving to ceiling.

#### **Bedroom**

9' 7" x 8' 9" (2.92m x 2.67m)

Window to rear aspect, radiator, coving to ceiling

#### **Bathroom**

6' 54" x 5' 4" (3.2m x 1.63m)

Three piece suite comprising low flush W.C, Vanity sink with tiled splash back, panelled bath with shower over and tiled splash backs, window to rear aspect, wall mounted electric heater, heated towel rail, laminate flooring, coving to ceiling

#### **Outside**

Allocated parking for one car.

#### **Material Information**

The property tenure is Leasehold. We understand the lease has 65 years remaining. The ground rent is £200 per annum approx. The maintenance charges are approx. £1600 per annum with includes 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 C. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band A (£1,622.77 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](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.**