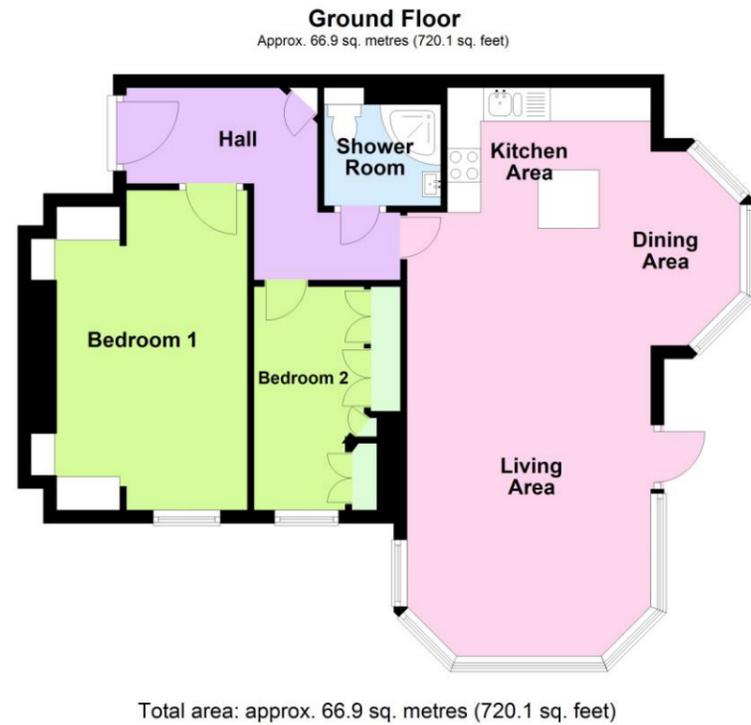


# Memorial Hall Hayway Rushden

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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.



**Memorial Hall, Hayway, Rushden, NN10 6FN**  
**Leasehold Price 'Offers in excess of' £235,000**

**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



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 surveyor's 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.

Exclusively for the over 55s, this very well-presented two-bedroom ground floor apartment forms part of the impressive conversion of the former Memorial Hospital, thoughtfully redeveloped in 2022 to provide stylish, modern living within a characterful setting. The apartment beautifully blends contemporary design with original features, boasting incredibly tall ceilings, period cornicing, moulded ceilings, and wood panelling, all of which enhance the sense of space and heritage throughout.

A particularly rare advantage of this apartment is its second, private entrance door, allowing independent access without using the communal entrance. Further features include a video security intercom system, uPVC double glazing, and electric radiator central heating, ensuring comfort and peace of mind.

The main bedroom enjoys a charming feature porthole window, adding a unique architectural touch, while a second bedroom with built-in wardrobes and a modern shower room complete the internal accommodation. Residents also have use of a communal lounge and attractive communal gardens. The development itself is set behind secure gates, providing an added level of privacy and security.

Externally, the apartment enjoys two off-road parking spaces, one of which is fitted with an electric vehicle charging point. Accommodation briefly comprises: entrance hall, open-plan kitchen/living/dining room, two bedrooms, shower room, communal gardens and off-road parking.

Enter via front door to:

#### Entrance Hall

Radiator, built-in cupboard, decorative ceiling with cornice, security intercom, doors to:

#### Bedroom One

15' 8" x 10' 8" max (4.78m x 3.25m)

Two windows to front aspect, radiator, decorative wooden panelling.

#### Bedroom Two

11' 0" x 6' 0" (3.35m x 1.83m)

Window to front aspect, radiator, a range of built-in wardrobes, decorative ceiling.

#### Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled floor, tiled splash backs, chrome heated towel rail, spotlights.

#### Lounge/Dining/Kitchen

28' 0" x 16' 2" narrowing to 12' 0" (8.53m x 4.93m) (This measurement includes area occupied by kitchen units)

#### Kitchen Area

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing granite worksurfaces, built-in fridge/freezer, built-in oven, induction hob and extractor hood, built-in washer/dryer, cupboard housing hot water cylinder, bay window to side aspect.

#### Lounge/Dining Area

Bay window to front/side aspects, two radiators, spotlights, door to side aspect.

#### Outside

Two allocated parking spaces plus visitor spaces (one with electric charging point), communal garden, bin and cycle stores.

#### Material Information

The property tenure is Leasehold. The lease was granted for 999 years from January 2022.

Ground rent is £230.00 per annum.

Maintenance/service charges are £2,600.00 per annum.

#### 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 B (£1,938 per annum. Charges for 2026/27).

#### 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.**

