

**Mike
Neville**
ESTATE AGENTS



84b

POST
84B

BELL CROFT

BELL CROFT

84B

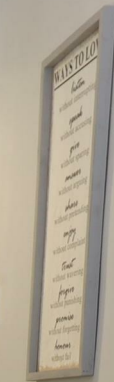
**84b Newton Road, Rushden,
Northamptonshire, NN10 0HQ**

£199,950 Leasehold

This fabulous first floor apartment is situated in a fantastic location with all local amenities within walking distance & benefits from ZERO service charges or ground rent, as well as a newly created 125 year lease. Offered in immaculate condition throughout and boasting two double bedrooms, kitchen/breakfast room, large sitting room and a modern shower room. Call today to arrange that all important early viewing to avoid disappointment.



- **Immaculate Condition throughout**
 - **First Floor Apartment**
- **Own Entrance Door With Ground Floor Reception Hall**
 - **Kitchen / Breakfast Room**
 - **Modern Shower Room / WC**
- **All Local Amenities Within Walking Distance**
- **No Service Charges Or Ground Rent & newly created 125 year lease**
 - **Two Double Bedrooms**
 - **Sitting Room**
- **Energy Efficiency Rating - D68**



Location

Newton Road leads through from the A6 through to the High Street/Rectory Road. The property is situated close to the turning into Cromwell Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 0049-0200-5309-9317-1310

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client that they have had a new 125 year lease created and entered into this year.

Ground Rent

We are advised that there is ZERO ground rent due on this property.

Service & Maintenance Charges

We are advised that there are ZERO service charges for the property. But that the owners of the ground floor and first floor apartments will be jointly responsible for any maintenance.

You will be required to arrange for your own buildings & contents insurance.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Porch

Reception Hall

With open under stairs storage area.

Landing

Sitting Room 13'5" x 14'8" (4.09m x 4.47m)

Maximum measurement

Kitchen / Breakfast Room 9'11" x 11'10" (3.03m x 3.61m)

Maximum measurement

Shower Room / WC 5'2" x 8'3" (1.58m x 2.52m)

Bedroom 1 13'5" x 12'5" (4.08m x 3.79m)

Maximum measurement

Bedroom 2 9'2" x 8'3" (2.79m x 2.52m)

Minimum measurement, plus recess

Outside

Front

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



WAYS TO LOVE
listen without interrupting
speak without accusing
give without expecting
answer without arguing
share without venting
enjoy without complaining
trust without wavering
pursue without punishing
promise without forgetting
know without hid

THIS IS OUR HAPPY PLACE

Always believe a smile
is about

First Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



Ground Floor

Approx. 11.0 sq. metres (118.7 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)











**Mike
Neville**
ESTATE AGENTS

**84b Newton Road
Rushden
Northamptonshire
NN10 0HQ
£199,950 Leasehold**

Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN
01933 316316

BEDFORD
01234 327455

WOBURN
01525 290393

HITCHIN
01462 438979

Registered in England 4144174

Auction Rooms
CHARLES ROSS
FINE ART AUCTIONEERS
AND VALUERS
01525 290502