

**Mike
Neville**
ESTATE AGENTS

**1a Kings Road, Rushden,
Northamptonshire, NN10 0DL**

£127,950 Leasehold

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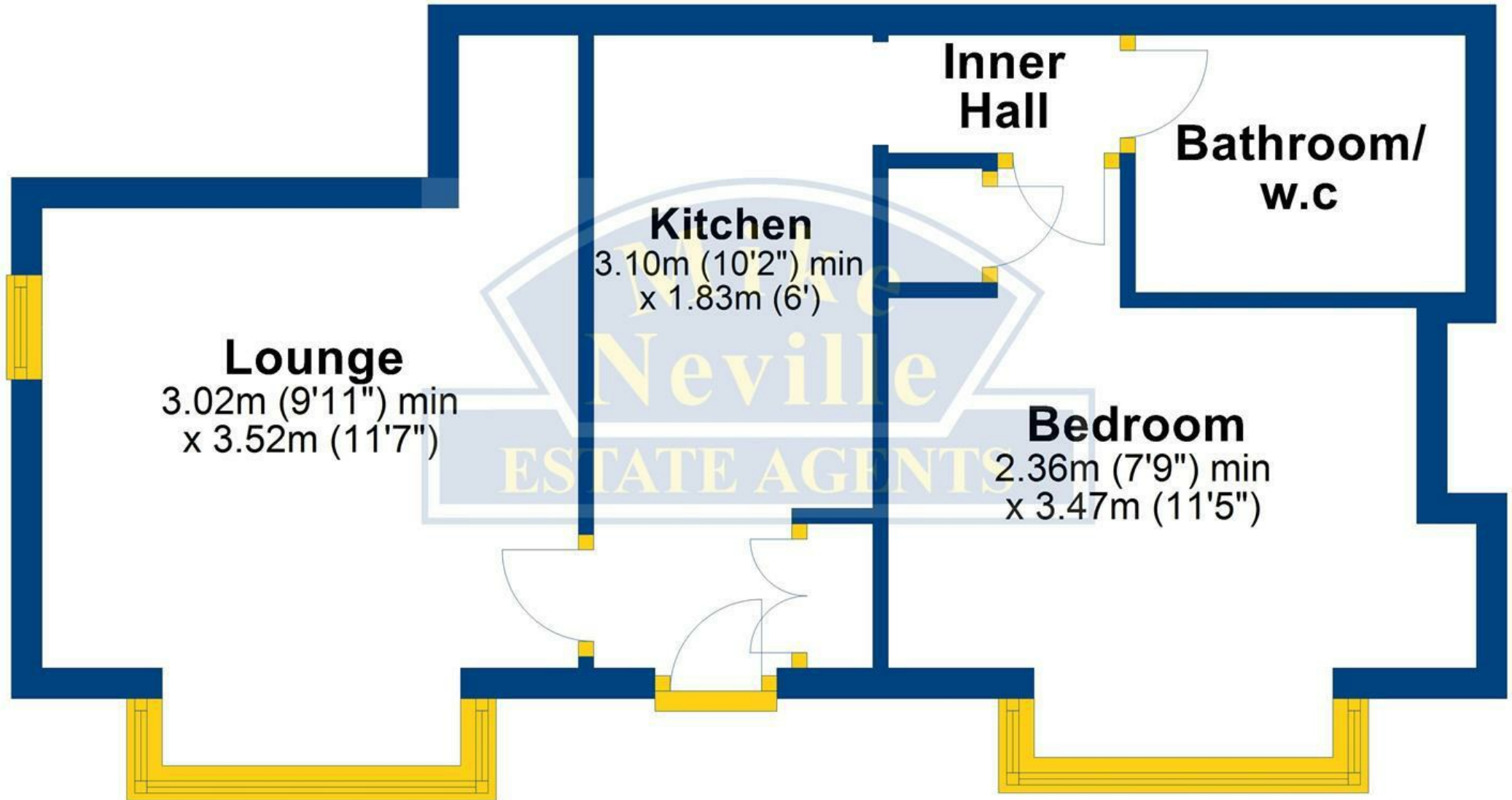
Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

We are delighted to offer for sale this charming and recently fully modernised Victorian ground floor apartment located on a corner plot on Kings Road in Rushden. This delightful property boasts a good size reception room, perfect for relaxing or entertaining guests, along with a newly fitted kitchen, double bedroom and a newly fitted bathroom, this apartment offers a comfortable living space ideal for individuals or couples. Stepping inside, you'll be greeted by 392sqft of well-maintained living space, showcasing the classic charm of a Victorian-era property. The high ceilings and period features add character and a sense of history to the space, creating a warm and inviting atmosphere. Convenience is key, with parking available for one vehicle, ensuring you have a secure spot for your vehicle right at your doorstep. Whether you're a first-time buyer, downsizing, or looking for a quaint pied-à-terre, this apartment offers a wonderful opportunity to own a piece of history in a central location. Don't miss out on the chance to make this lovely apartment your own and enjoy the comforts of Victorian living with a modern touch. Contact us today to arrange a viewing and take the first step towards calling Kings Road your new home.



Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 36.4 sq. metres (392.2 sq. feet)

Location

Kings Road can be found off Portland Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D67
Certificate number - 2130-6802-3090-9198-3391

Leasehold Information

This property is Leasehold.
We are advised by our Vendor client the there are approximately 93 years remaining on the Lease.

Ground Rent, Service & Maintenance Charges

We are advised that the service charges are £433.94 per annum, including buildings insurance.

There is ground rent of £350.00 per annum - this goes up after 10 years (5 years from now).

The fees have been paid for 2024, so not due now until March 2025.

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

Accommodation**Kitchen**

10'2" x 6'0" (3.10m x 1.83m)
Minimum measurement, plus recess, plus boiler cupboard housing modern gas fired boiler for central heating and hot water. Plumbing for washing machine. Electric hob. Electric oven. Plumbing for dishwasher.

Lounge

9'10" x 11'6" (3.02 x 3.52)
Minimum measurement, plus bay window, plus recess.

Inner Hall**Bedroom**

7'8" x 11'4" (2.36 x 3.47)
Minimum measurement, plus bay window, door recess, recess and cupboard.

Bathroom / WC**Outside****Front**

Garden area.

Off Road Parking

One designated space, being the middle one of three to the right of the property - see photograph.

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.







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- **Lovely Ground Floor Apartment
- Recently Modernised
Throughout**
- **Local Amenities Within Walking
Distance**
- **Ideal First Time Purchase or Buy
To Let Investment**
 - **New Kitchen and Bathroom
Suites**
- **Gas Radiator Central Heating**
- **Good, Central Location**
- **Double Bedroom**
- **Off Road Parking Space**
- **PVC Double Glazing**
- **Energy Efficiency Rating - D67**



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