Mike Neville ESTATE AGENTS
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Apartment 23 Barwick House Duck Street, Rushden Northamptonshire NN10 9GP
Offers in excess of £90,000 Leasehold

Welcome to Barwick House - a very convenient location for this delightful retirement apartment. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for guests or a home office. The modern shower room provides convenience and comfort for everyday living. Situated in a front corner position, this apartment offers 545sqft of living space, providing a comfortable and manageable environment for those looking to downsize or enjoy retirement living. Offered for sale with no onward chain, situated in a sought after complex for the over 55's only. Further benefitting from PVC double glazing and electric heating. Within the complex you will find several communal areas comprising a residents lounge, kitchen and laundry room. Externally, there is communal car parking, bin storage, communal garden area and a clothes drying area. Contact our office today to arrange an early viewing.

- No Onward Chain
- Central Location To All Amenities
- Lift Access
- Two Bedrooms
- Complex For the Over 55's Only
- Viewing Advised
- Communal Lounge
- Communal Gardens
- Communal Car Park
- Energy Efficiency Rating - D67

Location
Situated on Duck Street, in between Wellingborough Road and Fitzwilliam Street, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band
B

Energy Rating
Energy Efficiency Rating - D67

Certificate number - 0959-2200-7904-3570-0200

Leasehold Information
This property is Leasehold.
We are advised by our Vendor client that there are approximately 119 years remaining on the Lease.

Ground Rent
We are advised that there is NO ground rent payable.

Service & Maintenance Charges
We are advised that the service charges are £189.19 per month, which also covers buildings insurance.

The cost of the Service Charges are due to be reviewed again in - TBC

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

Communal Entrance
Access to communal rooms, stairs & lift.

Communal Areas
The communal areas of the development include the car park, front and rear garden areas with sitting out areas, bin store and a drying area. Internally, there is a laundry room, residents lounge with adjoining residents kitchen. There is also the Managers Office.

Second Floor
Door to number 23.

Hall
Airing cupboard housing modern hot water heater. Two cloaks cupboards. Loft access.

Bedroom 1 8'6" x 10'10" (2.59m x 3.30m)
Minimum measurement, plus recess.

Bedroom 2 / Dining Room 10'9" x 6'2" (3.30m x 1.88m)

Shower Room / WC
Re-fitted in 2019.

Living Room 10'0" x 14'3" (3.05m x 4.35m)

Kitchen 10'2" x 6'11" (3.10m x 2.10m)

Outside

Communal Parking
On a first come, first serve basis.

Communal Gardens
Small rear communal gardens. Bin store and drying area.

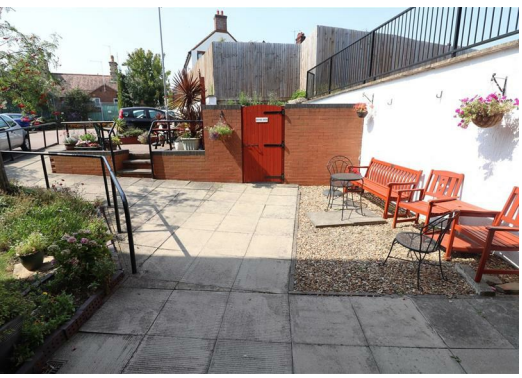
Agents Note
If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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).

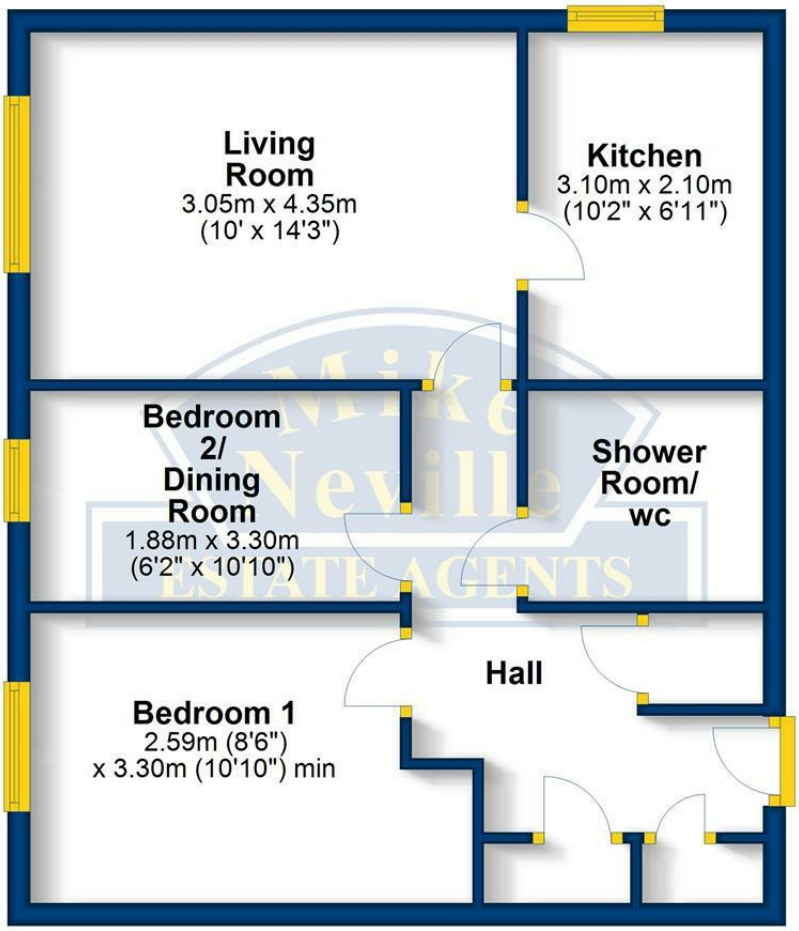
Floorplans
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.



Second Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



Total area: approx. 50.6 sq. metres (544.9 sq. feet)

The Property Ombudsman

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