



**Nene Court Station Road, Irthlingborough
Northants NN9 5QD
£85,000 Leasehold**

We are delighted to offer for sale, with the benefits of a very lengthy lease term remaining, relatively low annual service charges, no onward chain and allocated parking space, this ground floor studio apartment. Being offered in good order throughout, offering close links to the A6, A14 and A45, this realistically priced property would make an ideal first time purchase, buy to let investment or bolthole. Early viewing advised. **NB - this property is currently let at £595.00pcm to a single tenant. The tenant will very happily stay on as an ongoing tenant if a buy to let investment purchaser is found and wishes to continue the tenancy to them. If not, they will vacate prior to a legal exchange of contracts and likewise, if a buy-to-live-in purchaser is found, they will also vacate prior to a legal exchange**

- **No Onward Chain**
- **All Local Amenities Within Walking Distance**
- **Ideal First Time Purchase or Buy to Let Investment**
- **Gas Radiator Central Heating**
- **Allocated Parking Space**
- **Viewing Advised**
- **Close Links To The A6, A14 & A45**
- **Ground Floor Studio Apartment**
- **PVC Double Glazing**
- **Energy Efficiency Rating - C76**



Location

Nene Court can be found along Station Road, on the corner of New Street, opposite the turning into Meeting Lane. 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 - C76

Certificate number - 8567-7826-0970-7904-8996

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was constructed in 2005, offered on a 125 year Lease at that time and therefore there are approximately 106 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is included within the service and maintenance charges.

The cost of the Ground Rent is due to be reviewed again in - to be advised.

Service & Maintenance Charges

We are advised that the service and maintenance charges are £65.00pcm, including buildings insurance and ground rent.

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

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

Ground Floor

Hall

Private entrance door.

Kitchen 7'11" x 7'0" (2.41m x 2.14m)

Wall mounted gas fired boiler for central heating and hot water. Space for appliances. Fitted electric oven, gas hob and extractor.

Shower Room / WC

Living Room / Bedroom 12'10" x 14'4" (3.91m x 4.38m)

Outside

Front

Fronting onto Station Road.

Rear

Door from studio out to communal pathway, with communal bin stores and your own allocated parking space virtually adjacent your entrance door, for great convenience.

Allocated Parking Space

Clearly numbered.

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.

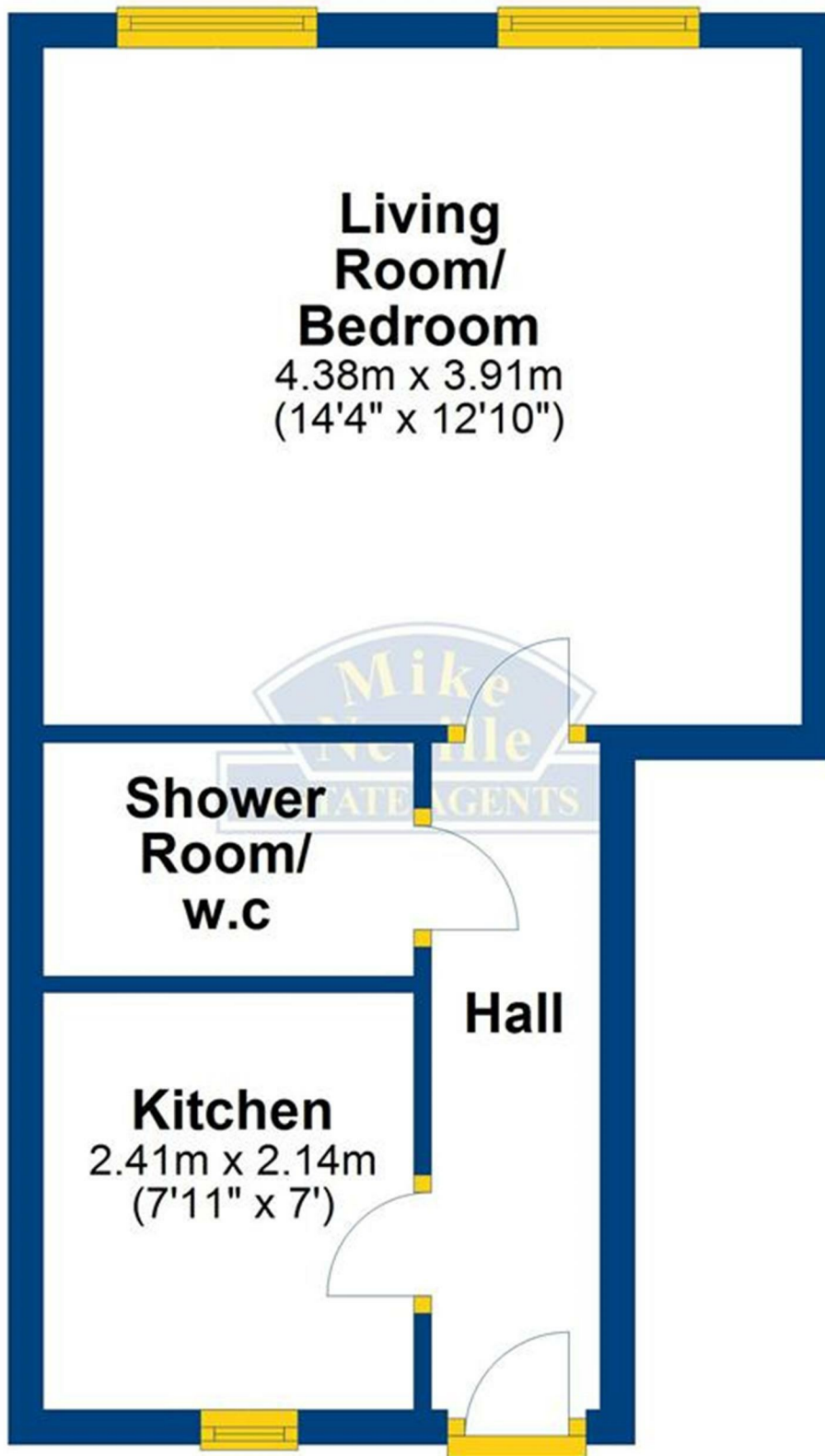
Disclaimer

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.



Ground Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



Total area: approx. 29.8 sq. metres (321.3 sq. feet)



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