



11, Freemans Court Station Road, Rushden Northamptonshire NN10 9FS Offers in excess of £171,500 Leasehold

Offered with no upward chain is this immaculately presented modern two bedroom apartment, featuring two juliet balconies, secure gated off road parking, and being within immediate walking distance of the Town Centre and access to the 'Greenway' which links up walking and cycling routes to Rushden Lakes. This property is an ideal first time purchase or buy to let investment, and should be viewed at its earliest opportunity, to appreciate the overall condition, size and style throughout.

- Offered for sale with no upward chain
- Immaculate condition throughout
- Modern high gloss finish kitchen
- Energy Efficiency Rating - B83
- Overlooking and next to the 'Greenway', providing walking and cycling lanes to Rushden Lakes
- Juliet balcony to bedroom 1
- Immediate walking distance to Splash Swimming Pool & the Town Centre
- Secure gated designated parking
- Good size living room
- Ideal first time purchase or buy to let investment



Location

Station Road is situated between the High Street and Wellingborough Road, with Freemans Court being found close to the junction with the High Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - B83

Certificate number - 8021-7239-6640-3250-0996

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was constructed in 2018, offered on a 125 year Lease at that time and therefore there are approximately 119 years remaining on the Lease.

Service & Maintenance Charges

We are advised that the service charges are £115.00 per calendar month, including 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.

Ground Rent

We are advised that the ground rent is £147.50 per annum.

The cost of the Ground Rent is due to be reviewed again in 'TBC'.

Communal Entrance & Hall

Secure intercom entrance, leading to a well kept staircase and communal hallway leading to all floors.

Accommodation

Hall

Bedroom 1 11'10" x 9'9" (3.61m x 2.98m)

Maximum measurement.

Juliet balcony overlooking part of the 'Greenway'.

Bedroom 2 7'6" x 8'1" (2.29m x 2.46m)

Plus door recess.

Shower Room / WC

Superb modern suite comprising a virtually floor level double shower cubicle, being fully tiled, with a built in vanity wash hand

basin and low flush wc, finished off with a heated towel rail and tiled flooring.

Living Room 15'8" x 10'9" (4.78m x 3.28m)

Minimum measurement, plus angled recess.

Juliet balcony overlooking part of the 'Greenway'.

Opens into the Kitchen.

Kitchen 7'9" x 7'5" (2.37m x 2.26m)

Minimum measurement, plus angled recess.

Superb grey high gloss finish kitchen, comprising a range of base, wall and drawer units.

Built in fridge/freezer.

Built in dishwasher.

Built in washing machine.

Built in oven, ceramic hob & extractor fan.

Wall mounted gas fired boiler.

Outside

Front of Building

Running along Station Road, and linking up the block of apartments with the gated off road parking.

Gated off road parking

One designated parking space, behind a secure gated driveway and pedestrian gated access.

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

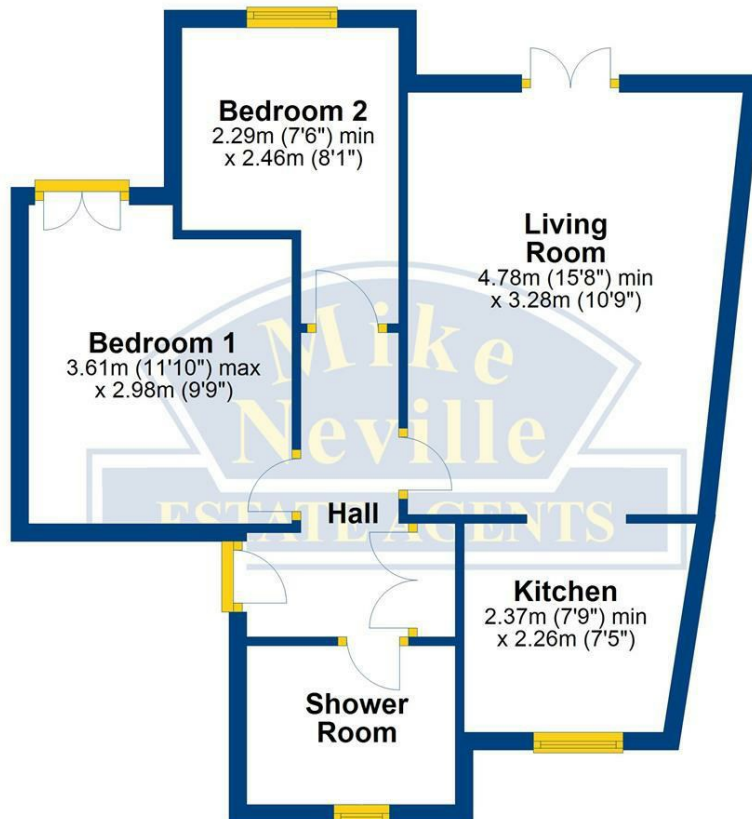
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Second Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 51.3 sq. metres (552.3 sq. feet)



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