



**9 Freemans Court, Rushden
Northamptonshire NN10 9FS
£179,950 Leasehold**

We are delighted to offer for sale this well 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.

- Ideal first time purchase or buy to let investment
- Immediate walking distance to Splash Swimming Pool & the Town Centre
- Overlooking and next to the 'Greenway', providing walking and cycling lanes to Rushden Lakes
 - Immaculate condition throughout
 - Good size living room
 - Immediate viewing advised
- Secure gated designated parking
- Modern, high gloss finish kitchen
- Juliet balcony to bedroom one & lounge
- Energy Efficiency Rating - B84



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., as identified via our for sale board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - B84

Certificate number - 9608-8030-7349-6421-2974

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 118 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 £140.00 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 Floor

Communal Entrance & Hall

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

Accommodation

First Floor

Hall

Useful cloaks cupboard.

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

Maximum measurement.

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

Minimum measurement, plus door recess.

Bathroom / WC

A large, deep bath is provided, with shower over.

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

Minimum measurement, plus angled recess.

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

Minimum measurement, plus angled recess. Fitted appliances by way of fridge. Freezer. Slimline dishwasher. Washing machine. Electric oven. Electric hob. Extractor. 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.

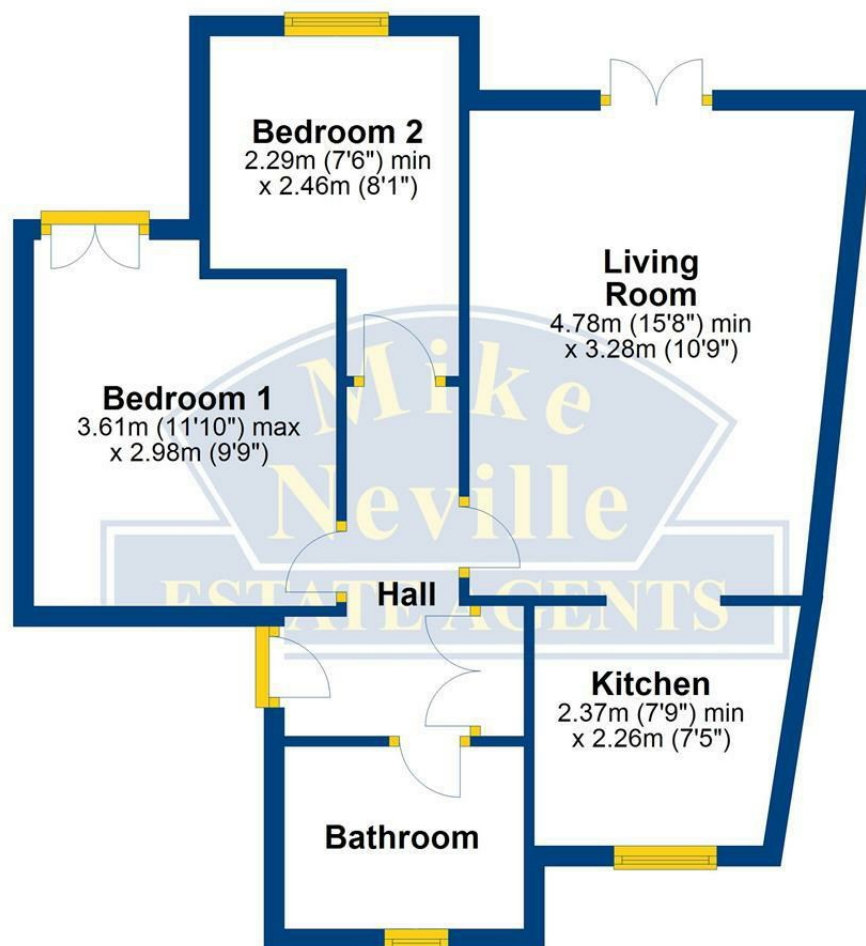
Disclaimer

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.



First Floor

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



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