44 Rectory Road, Rushden
Northamptonshire NN10 0AD
Price £125,000 Leasehold

We are delighted to offer for sale this incredibly well presented and decorated two bedroom top floor apartment, situated within immediate walking distance of the town centre. This property represents an ideal first time purchase or buy to let investment, due to having a modern kitchen and shower room, allocated parking, PVC double glazing, gas radiator central heating and allocated parking for one vehicle, as well as visitor spaces, subject to a visitor permit (which all apartments have).

- Immaculate condition throughout
- Modern shower room
- Town centre location

- Top floor apartment
- Kitchen & separate living room
- Walking distance to local amenities

- Two bedrooms
- Allocated parking
- Gas radiator central heating

- Energy Efficiency Rating - C75

Location
The property is located on Rectory Road, in between the turnings of Queen Street and Portland Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band
A

Energy Rating
Energy Efficiency Rating - C75

Certificate number - 4134-2324-5300-0002-7222

Leasehold Information
This property is Leasehold. We are advised by our Vendor client that there are approximately 90 years remaining on the Lease.

Ground Rent
We are advised that the ground rent is £100.00 per annum.

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

Service & Maintenance Charges
We are advised that the service charges are £795.57 per annum.

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.

Communal Hall

Accommodation

Hall

Living Room 11'3" x 12'7" (3.43 x 3.84)

Kitchen 10'11" x 6'4" (3.34 x 1.94)
Modern kitchen featuring a selection of base, wall and drawer units.
Space and plumbing for washing machine.
Space for freestanding cooker.
Space for fridge/freezer.
Wall mounted gas fired combination boiler.

Bedroom 1 11'3" x 9'8" (3.43 x 2.95)

Bedroom 2 7'7" x 10'8" (2.32 x 3.24)
Maximum measurement.

Shower Room
Modern white suite comprising a refitted shower cubicle, low flush wc and pedestal wash hand basin.

Outside

Front

Allocated Parking Space
For one vehicle. With visitor spaces available on a first come first serve basis, with each apartment having a permit for visitors.

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

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.

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.
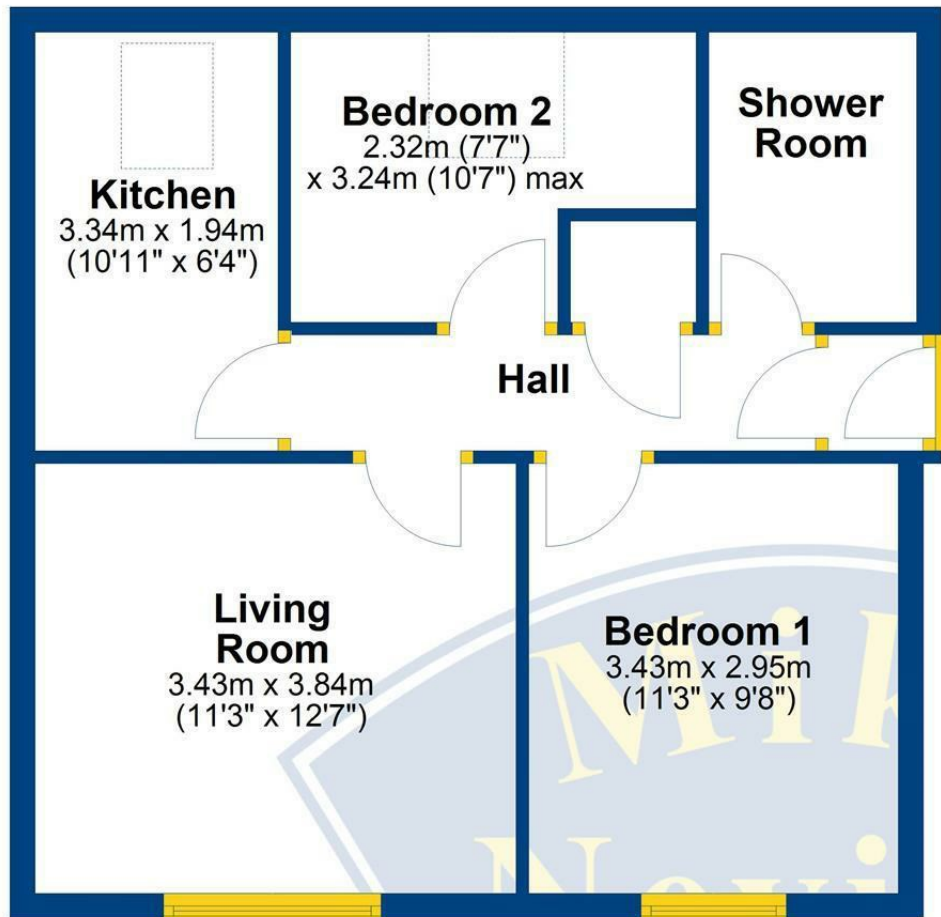
Money Laundering Regulations 2017
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Second Floor

Approx. 47.8 sq. metres (514.8 sq. feet)

Kitchen
3.34m x 1.94m
(10'11" x 6'4")

Bedroom 2
2.32m (7'7")
x 3.24m (10'7") max

Shower Room

Hall

Living Room
3.43m x 3.84m
(11'3" x 12'7")

Bedroom 1
3.43m x 2.95m
(11'3" x 9'8")

Total area: approx. 47.8 sq. metres (514.8 sq. feet)