



**44 Rose Avenue, Rushden
Northamptonshire NN10 9NU
Price £115,000 Leasehold**

We are delighted to offer for sale this spacious two bedroom apartment that is offered for Buy To Let purchasers only, due to the property being currently let at £625PCM on an assured shorthold tenancy, and offers a 6.25% return. This first floor apartment offers 827sq ft of accommodation, an outside store and rear garden, although the garden is currently overgrown and requires clearing. Internally there are two very good size bedrooms, a large lounge and a kitchen/dining room, as well as offering gas radiator central heating.

- No Onward Chain
- 6.25% return
- Kitchen / Breakfast Room
- Energy Efficiency Rating - C72
- First Floor Apartment
- Pocket Park Close By
- Outside Store
- Currently Tenanted at £625PCM
- Two Double Bedrooms
- Rear Garden (currently very overgrown)



Location

Rose Avenue is situated in between St Margaret's Avenue and Highfield Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C72

Certificate number - 8402-0755-4422-1696-2603

Current Tenancy

This property is currently tenanted at a rental figure of £625 per calendar month, with the tenancy having started on 22/11/21.

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was initially offered on a 125 year Lease from 30/11/1981, and there are now approximately 83 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £0.83p per month, which is £10.00 per annum.

The cost of the Ground Rent is reviewed annually every April.

Service & Maintenance Charges

We are advised by the vendor clients that the service charges are £90.31 per calendar month, which is £1,083.72 per annum.

The cost of the Service Charges are reviewed annually every April.

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

Access to the rear garden and stairs to first floor.

Internal Storage Cupboard

Situated in the communal hall, for the sole use of this apartment.

Accommodation

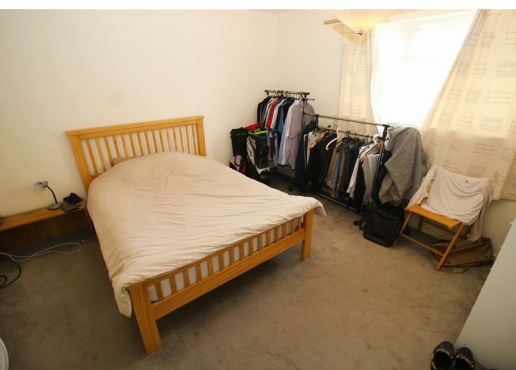
Hall

Useful storage cupboard.

Loft access.

Lounge 15'11" x 11'10" (4.85 x 3.61)

Minimum measurement, plus recess.



Kitchen / Breakfast Room 14'7" x 10'9" (4.45 x 3.27)

Maximum measurement, plus door recess, plus recess.

A good selection of base, wall and drawer units.

Wall mounted gas fired combination boiler.

Bedroom 1 11'9" x 12'5" (3.57 x 3.79)

Minimum measurement, plus door recess, plus cupboard.

Bedroom 2 11'9" x 11'10" (3.57 x 3.61)

Plus built in wardrobes.

Bathroom / WC

Three piece suite featuring a panelled bath with shower over, wash hand basin and low flush wc.

Outside

Front

Communal front garden with path to the communal front door.

Outside Store

Brick built storage.

Rear Garden

Currently very overgrown, but of a good size, and situated at the rear of the plot, behind the ground floor apartments garden.

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

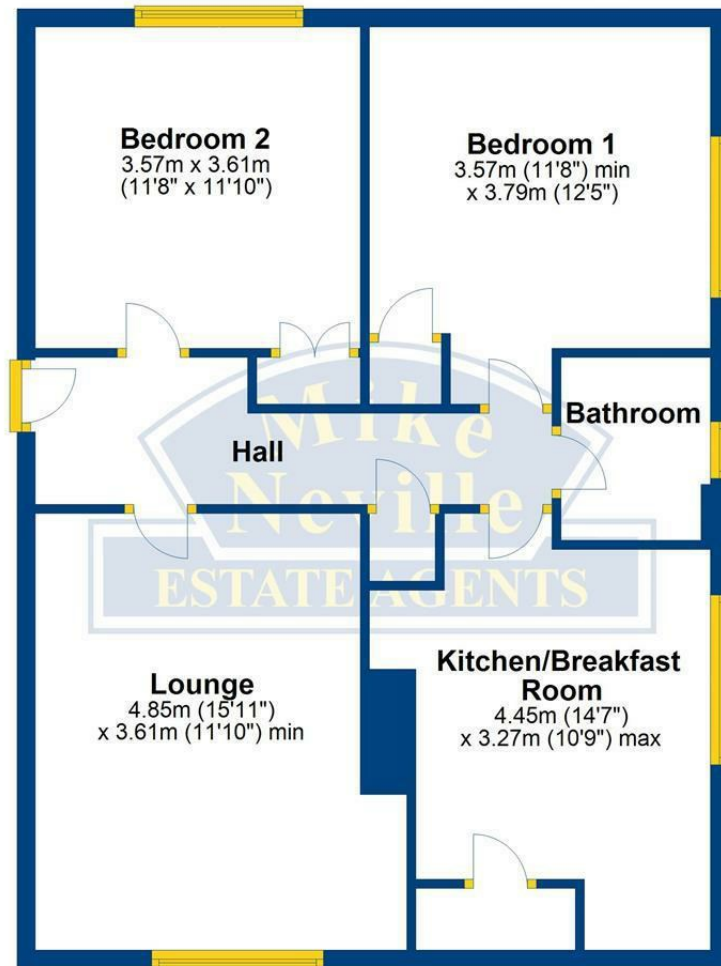
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).

First Floor

Approx. 76.9 sq. metres (827.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)