

## Apartment 9, Rushden Memorial Hall Hayway, Rushden, Northamptonshire, NN10 6FN



**£250,000 Leasehold**

**\*EXCLUSIVE OVER 55's GATED DEVELOPMENT\*** We are delighted to offer to the open market for sale this superb two double bedroom first floor apartment. This development is well located, offering straightforward access to all local amenities and is within walking distance of the Rushden Lakes development. Externally, there are beautifully maintained surrounding communal gardens, two allocated parking spaces (one with an electric car charging point) and visitors parking. The Memorial Hall is a superb building, having been carefully re-developed and converted. There is a communal lift and communal areas both internally and externally. An internal viewing is considered essential to fully appreciate what is on offer here.



## **Location**

Hayway is located between Higham Road and Northampton Road. The property can be found 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 - C

Certificate number - 2871-0930-1390-4990-0204

## **Leasehold Information**

This property is Leasehold. We are advised by our Vendor client the property was converted in 2022, offered on a 999 year Lease at that time and therefore there are approximately 998 years remaining on the Lease.

## **Ground Rent**

We are advised by the vendors that there is no ground rent annually. This was paid on purchase as a peppercorn rent of £1.

The cost of the Ground Rent is due to be reviewed again in: 12 years.

## **Service & Maintenance Charges**

We are advised that the service charges for 2024 are £133.25 per calendar month, to include buildings insurance.

The cost of the Service Charges are due to be reviewed again in: To Be Confirmed.

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 Areas**

#### **Communal Hall**

Extensive Communal Hallways accessing the ground, first and second floors, with lift access to all floors.

#### **Communal Sitting Room**

Good size sitting room with two sofas, with dual aspect doors accessing the communal gardens.

## **First Floor**

### **Accommodation**

Apartment Accommodation:

#### **Hall**

Useful storage cupboard, housing electric boiler for the 'wet system' radiator central heating, along with the hot water cylinder.

#### **Open Plan Living Room / Kitchen**

14'9" x 15'1" (4.49m x 4.61m)

Minimum measurement. Feature electric fireplace.

#### **Kitchen Area**

6'9" x 5'10" (2.06m x 1.80m)

Minimum measurement.

A modern and contemporary style kitchen with a range of base, wall and drawer units.

Built in dishwasher.

Built in washer/dryer.

Built in fridge/freezer.

Built in electric oven, electric ceramic hob & extractor fan.

## **Bedroom 1**

13'9" x 11'4" (4.18m x 3.45m)

Maximum measurement, including built in wardrobes, plus door recess.

## **En-suite Shower Room / WC**

April 2024 installed suite comprising double shower cubicle, vanity wash hand basin, low flush wc, and large heated towel rail.

## **Bedroom 2**

9'7" x 11'0" (2.93m x 3.35m)

Maximum measurement, including built in wardrobes.

## **Bathroom / WC**

Modern suite comprising panelled bath with separate shower set over, vanity wash hand basin, low flush wc, large heated towel rail, and upgraded wall mounted mirrored cupboards.

## **Outside**

### **Designated Parking Spaces**

Two numbered parking spaces specifically for this apartment, along with further visitor spaces. On the main allocated parking space for this apartment, there is an electric car charging point built in.

### **Communal Bike Store**

### **Communal Bin Store**

### **Communal Gardens**

Extensive communal gardens surrounding the entire building, with multiple seating areas around the landscaped gardens.

## **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](http://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.

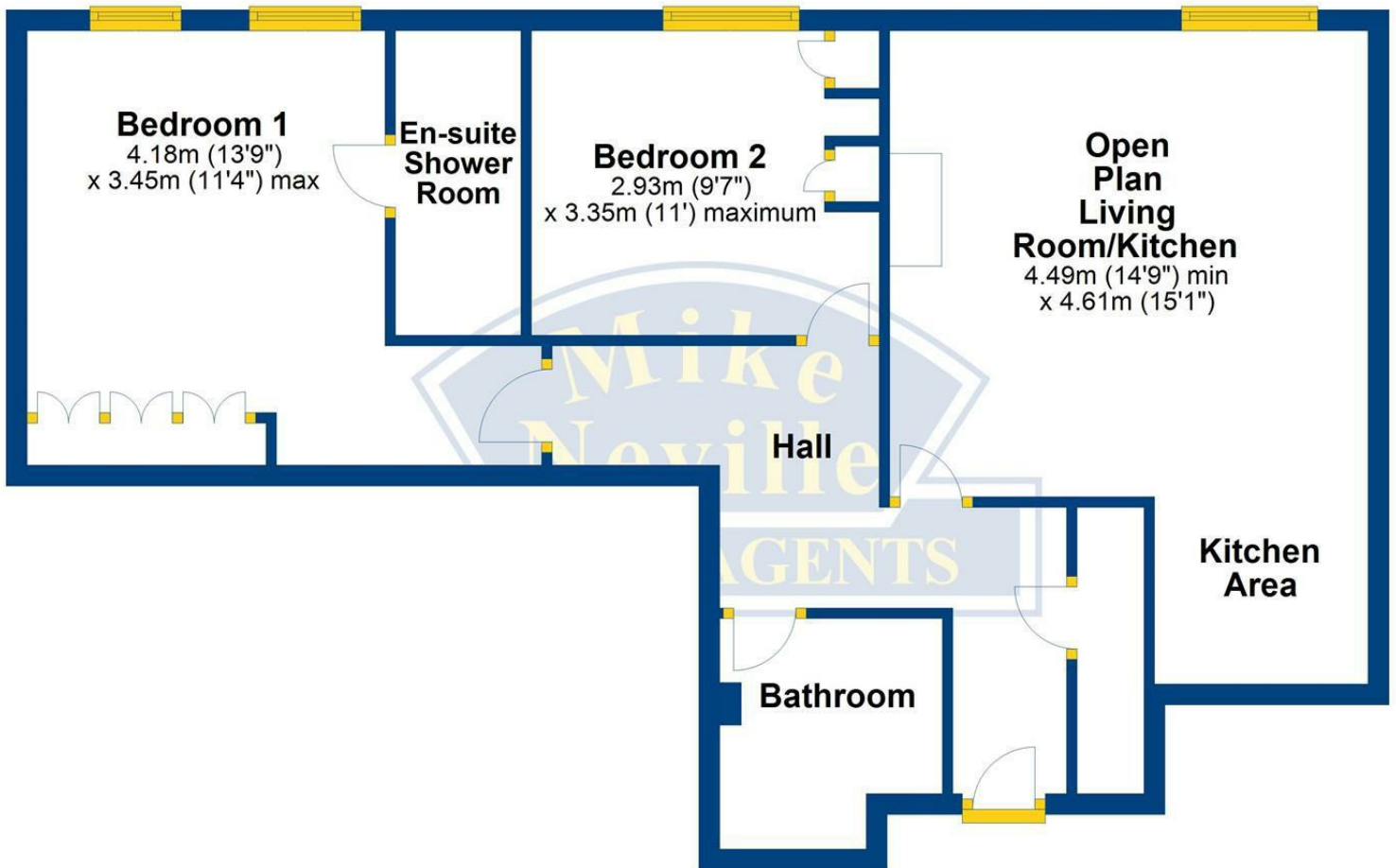
## **Money Laundering Regulations 2017**

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. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 sq. feet)







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Cooper Beard Estate Agency (Rushden) Ltd  
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY