



**41c High Street South, Rushden
Northamptonshire NN10 0QZ
£110,000 Leasehold**

Nestled in the heart of High Street South, this charming second floor (top floor) apartment offers a delightful opportunity for those seeking their first step on the property ladder. Boasting a large reception room, a spacious bedroom, bathroom/WC, kitchen, hall and wall in storage, this property is perfect for individuals or couples looking for a comfortable living space, or indeed for investment, for someone looking for a long term investment. With gas radiator central heating and PVC double glazing, you can enjoy warmth and natural light throughout the space on offer here, with the property being on the corner of the building. The communal parking and garden areas add a touch of community living, perfect for socialising or enjoying the outdoors. Situated on the top floor, this apartment provides far reaching views over the town, allowing you to soak in Historic Rushden from the comfort of your own home. Whether you're a first-time buyer, downsizer, or investor, this property is a fantastic opportunity not to be missed.

- No Onward Chain
- Viewing Advised
- PVC Double Glazing and Gas Radiator Central Heating
- Energy Efficiency Rating - C79
- Vacant
- Communal Gardens
- Spacious Lounge
- Top Floor Apartment
- Communal Parking
- Views Over the Town



Location

The property is situated on High Street South, at the bottom of Co-Operative Row, as identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C79

Certificate number - 3928-9034-3002-0791-0102

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was offered on a 125 year Lease from 1993 and therefore there are approximately 94 years remaining on the Lease.

Ground Rent

We have been advised directly by the managing agents that the ground rent is £10.00 per annum, with payments being made at £0.83 a month

The cost of the Ground Rent is due to be reviewed again in April 2025.

Service & Maintenance Charges

We have been advised directly by the managing agents that the service charges are £897.12 per annum with payments being made of £74.76 per calendar month

The cost of the Service Charges are due to be reviewed again in April 2025.

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.

Accommodation

Communal Entrance

Ground Floor

Access to six apartments only, two on each floor.

Second Floor

Door to number 41c.

Hall

Loft access.

Cupboard

A useful storage area, leading to a walk-in storage.

Storage 4'5" x 20'0" (1.35m x 6.10m)

Maximum internal measurement.

Lounge 15'1" x 10'11" (4.61m x 3.32m)

Kitchen 8'4" x 8'10" (2.54m x 2.68m)

Minimum measurement, plus door recess. Wall mounted gas fired boiler. Space and plumbing for appliances.

Bedroom 10'1" x 13'1" (3.08m x 4.00m)

Maximum measurement.

Bathroom / WC

Outside

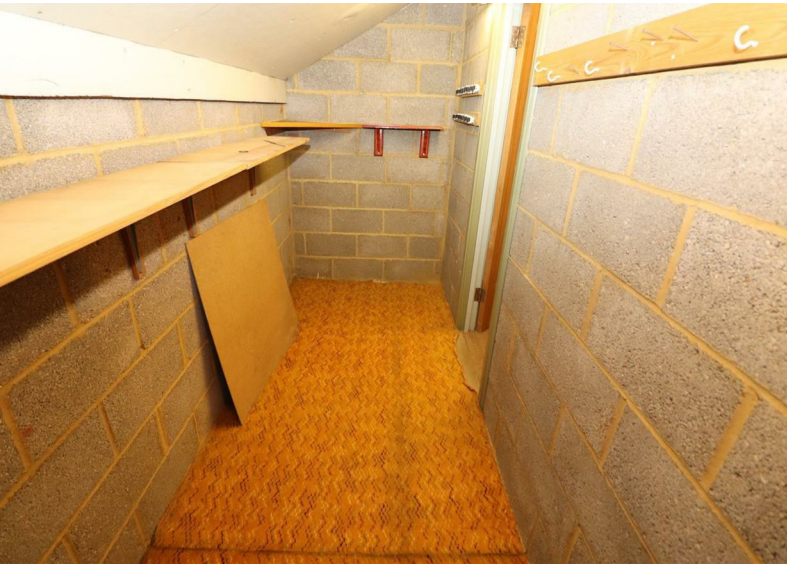
Communal Car Park

Spaces for residents and visitors.

Communal Gardens

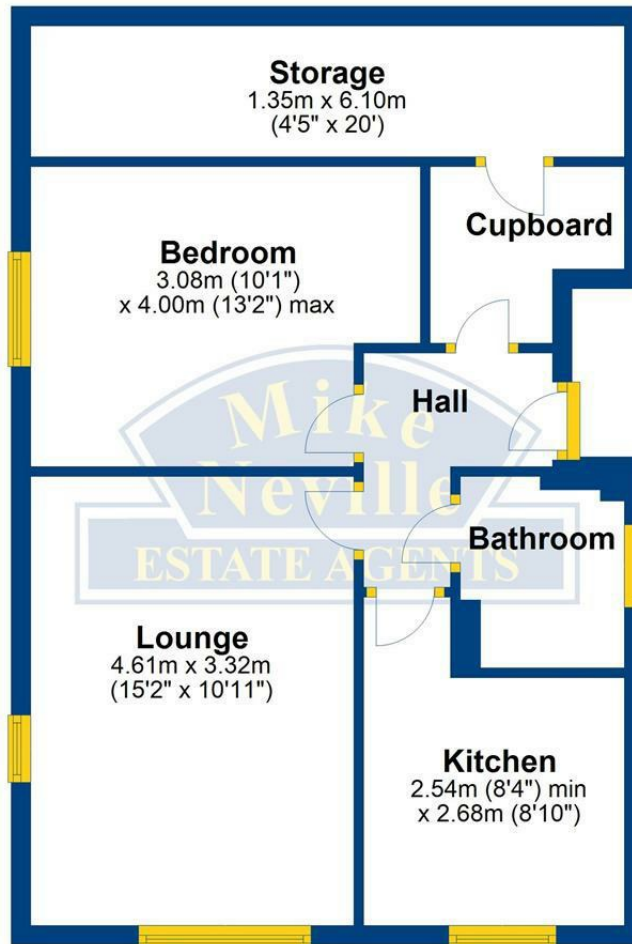
Communal Gardens, Clothes Drying Areas and Bin Store.





Second Floor

Main area: approx. 46.0 sq. metres (494.6 sq. feet)
Plus storage, approx. 8.2 sq. metres (88.3 sq. feet)



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