



Total area: approx. 41.2 sq. metres (443.0 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



## Freemans Court Rushden NN10 9FS Leasehold Price £150,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





**Offered to the market with no upward chain is this well presented one bedroomed ground floor apartment which was built in 2018 and features secure gated off road parking, luxury shower room and a high gloss kitchen with several built-in appliances. Conveniently situated in the town centre the property further benefits from uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen area, bedroom, shower room and off road parking.**

Enter via front door to:

#### **Entrance Hall**

Built-in cupboard, spotlights, radiator, doors to:

#### **Lounge/Dining Area**

15' 11" max x 10' 4" (2.54m x 3.15m)

Window to rear aspect, window to side aspect, two radiators, through to:

#### **Kitchen Area**

8' 4" max x 8' 1" (2.54m x 2.46m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, ceramic hob, extractor hood, built-in dishwasher, built-in fridge/freezer, built-in washer/dryer, tiled floor, window to front aspect.

#### **Bedroom**

13' 8" x 8' 11" (4.17m x 2.72m)

Window to rear aspect, radiator.

#### **Shower Room**

Comprising low flush W.C., vanity sink unit, walk-in shower, tiled splash backs, extractor, chrome heated towel rail, window to front aspect, tiled floor.

#### **Outside**

Secure gated access leading to allocated off road parking for one car.

#### **N.B.**

We understand the lease was granted in September 2018 for 125 years, therefore there are 119 years remaining. The ground rent is £130 per annum which is collected in two payments of £65 every 6 months. The maintenance and service charge is approx. £1,200 per annum. The buildings insurance is approx. £135 per annum. This information is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

#### **Energy Performance Rating**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band A (£1,504 per annum. Charges for 2024/25).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

