



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.



**College Street Rushden NN10 0QQ**  
**Share of Freehold Prices from £145,000**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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

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

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



**Looking for a town centre home with everything close at hand? This former bank has been converted into a small development of just seven one and two bedroom apartments, all benefiting from uPVC double glazing and electric heating, making it an ideal option for first-time buyers or those looking to downsize.**

College Street, Rushden - prices from £145,000....

Originally used as a bank, this characterful building has been converted into a well-proportioned residential development comprising seven individual apartments, creating a more private and manageable setting compared to larger blocks. The accommodation includes a mixture of one and two bedroom properties.

Each property benefits from uPVC double glazed windows and doors and electric heating, providing straightforward and low-maintenance living. There are modern fitted kitchen with built-in stainless steel appliances and fully tiled shower rooms.

The development is positioned in a town centre location, placing everyday amenities quite literally on the doorstep. Shops, cafés, pharmacy and transport links are all within easy reach, reducing the need for regular car use.

This development is likely to appeal to first-time buyers looking for an accessible step onto the property ladder, as well as those seeking to downsize or retire while remaining close to local facilities.

Each property is Leasehold in tenure but will benefit from a share of the Freehold - giving property owners greater control of how the site is run and managed.



Please note that the example marketing images are for Flat 4, which is a two bedroome ground floor apartment.

**Material Information Tenure**  
Leasehold, but this development has a total of seven properties which will all share the freehold of the site. But each flat will own 1/7th of the freehold. The incoming buyers of the properties will need to establish their own management company, or outsource the management of the site to a third party.

**Marketing Photographs**  
Images used may be digitally enhanced, furnished or edited using AI and are for illustrative purposes only.

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

**Council Tax**  
TBC

#### 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.

