richard james

www.richardjames.net

Nippendale Rushden NN10 0DF

Monthly Rental Of £1,150pcm

Total area: approx. 91.2 sq. metres (981.6 sq. feet)

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

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

The Property Ombudsman

Relocation agent network Agent of the Year WINNER 2018

Available end of April 2025 is this modern three storey town house which features off road parking, single garage and a low maintenance courtyard garden. Further benefits include built-in kitchen appliances, cul-de-sac location, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, to the first floor a lounge/dining room, kitchen and bedroom, to the second floor two further bedrooms and a bathroom, outside there is a garden to the rear, garage and a driveway.

Entrance Hall

Cloakroom

First Floor Landing

Kitchen
12' 2" x 6' 3" (3.71m x 1.91m) (This measurement includes the area occupied by the kitchen units)

Lounge/Dining Room
13' 7" x 13' 9" max into bay (4.14m x 4.19m)

Bedroom Three
9' 1" x 6' 4" (2.77m x 1.93m)

Second Floor Landing

Bathroom

Bedroom One
12' 8" max x 9' 9" (3.86m x 2.97m)

Bedroom Two
12' 3" x 10' 2" (3.73m x 3.1m)

Outside
Front - Off road parking and garage.

Rear – Courtyard style garden.

Council Tax
We understand the council tax is band C (£2,005 per annum. Charges for 2024/2025).

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

General Data Protection Regulations 2018
Should you wish to view 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 landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website – www.richardjames.net

Tenant Requirements

- First month's rent of £1,150 pcm
- Deposit of £1,326
- Your details will be submitted to our referencing company Goodlord, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £265 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£2,476 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.