

# HENDERSON CONNELLAN

ESTATE AGENTS



**“Attention First Time  
Buyers and Investors”**



## “Attention First Time Buyers and Investors”

Offering generous accommodation measuring approx. 722sqft, this brand new two bedroom Apartment boasts a versatile layout, a convenient central location, off road parking and an excellent opportunity for First Time Buyers and Investors.

### Property Highlights

- Situated in the heart of Rushden town centre, this fantastic two bedroom Apartment offers the convenience of having the amenities on the doorstep, the benefit of off road parking, and the local supermarket is just a stone's throw away.
- Wellingborough train station is approximately 5 miles away and accessible by car in under 15 minutes, and Rushden Lakes is just over two miles away. The A45 and A6 are close by, offering excellent travel links by car.
- Entrance to the apartment is from Newton Road and the secure communal hall flows up to the first floor landing, whilst a private front door provides access into the Apartment.
- The generous Living/Dining Room is much larger than you would expect with two windows to the front elevation injecting an abundance of natural light. There is a fantastic storage cupboard with two doors and a useful airing cupboard housing the electric combi boiler.
- Modern Kitchen located next to the Living/Dining Room and featuring a timber effect Luxury Vinyl Tiled floor, metro tiled splashbacks and a fitted kitchen to include eye and base level units, a stainless steel sink with a draining board, space for a washing machine and fridge/freezer (not included), and integrated appliances to include a low-level oven, four ring electric hob and a chimney style extractor hood.
- Two good sized Bedrooms, both naturally light from the generous windows.
- Contemporary Bathroom featuring timber effect Luxury Vinyl Tiled flooring, marble effect ceramic tiled walls, and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit, and a panel enclosed bath with a fitted screen and a shower from the mixer taps.
- Allocated off road parking for one vehicle in the car park located to side of the apartments with additional visitor spaces.
- uPVC double glazed windows throughout and a modern electric central heating system powered by a 'Strom-Electrical' combi-boiler.
- 999-year lease, with a ground rent charge of £150 per annum and service charge of £1512 per annum, with the option to pay the service charge monthly at £126pcm.
- Tenure: Leasehold – EPC: Pending – Council Tax: Pending

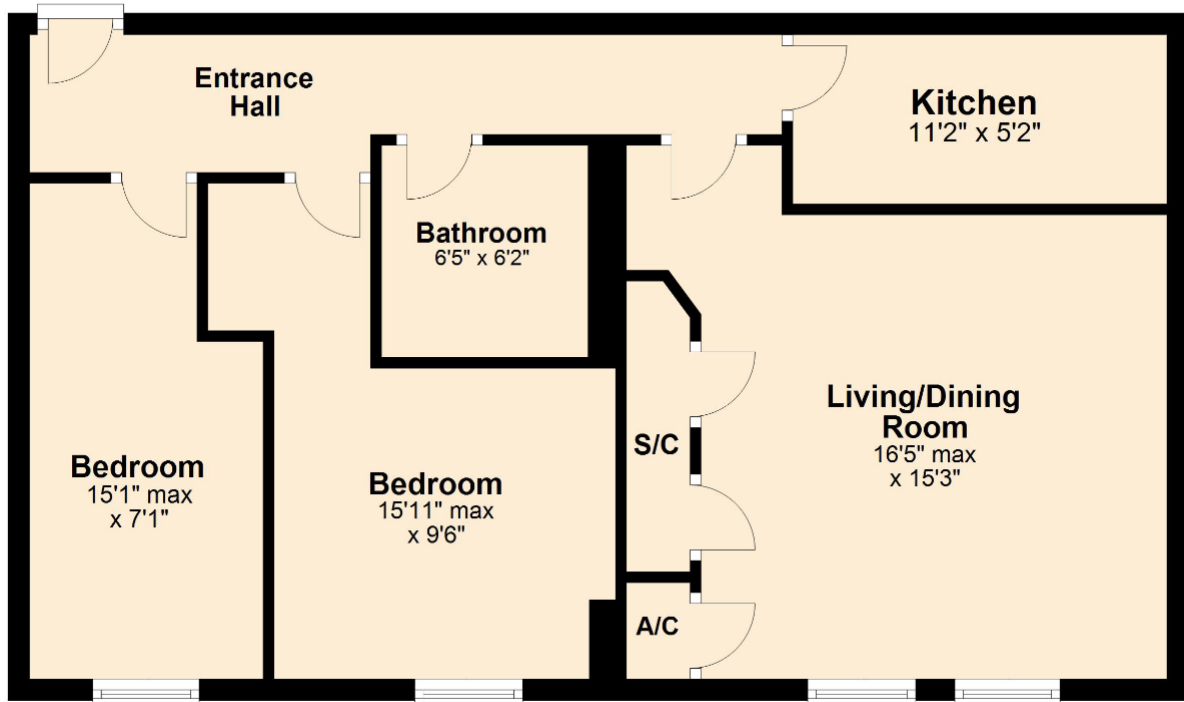


Newton Road,  
Rushden,  
NN10 0PS





## Floorplan



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