

CHARLES ORLEBAR

Estate Agents & Auctioneers



1d George Street, Higham Ferrers, Rushden, Northamptonshire, NN10 8JJ

Charles Orlebar presents - A one-bedroom first-floor flat located in the popular market town of Higham Ferrers. With lounge, separate kitchen, double bedroom and bathroom this represents an ideal rental property for a professional single or couple. Presented to the rental market unfurnished and with the added benefit of off-road parking. Just a 5 minute drive to the Rushden Lakes Shopping complex you will not be left wanting for shopping, dining and leisure facilities. Sorry no pets allowed here. Available in late November

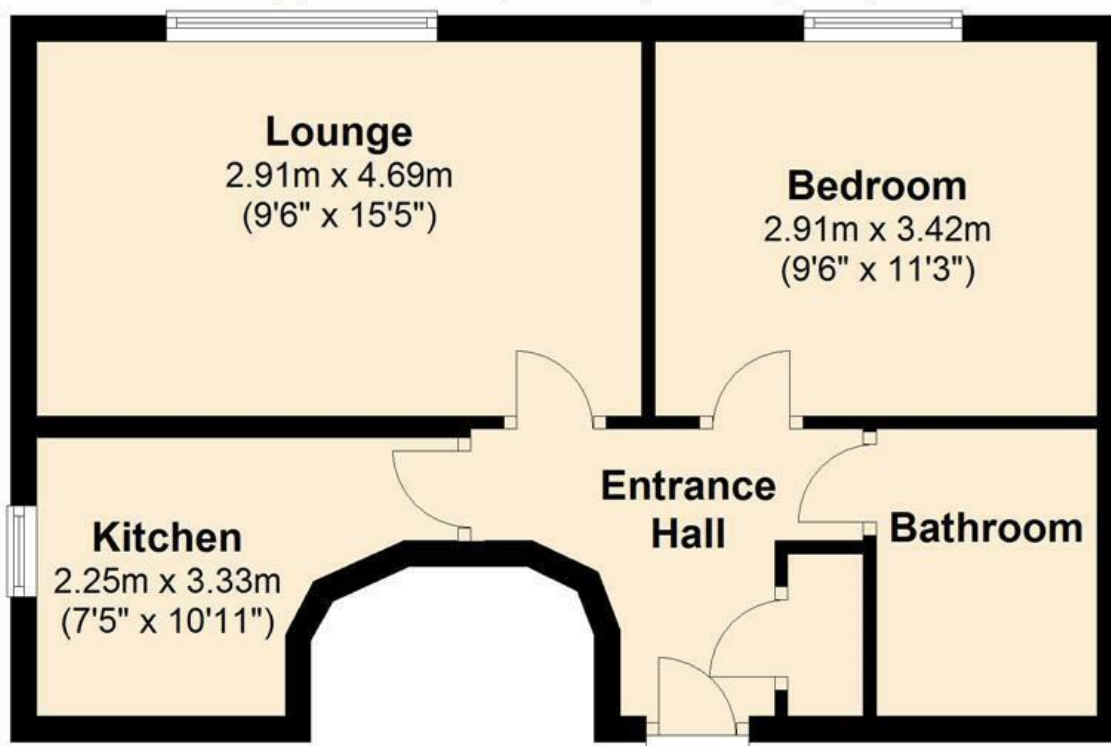
- 1 Bedroom
- 1 Reception
- Kitchen
- Bathroom
- Double Glazing
- Electric heating
- Off Road Parking
- Unfurnished

£695 PCM Deposit £801

Council Area: North Northants BC - Council Tax Band: A
 Furnishing: Unfurnished
 Holding Deposit required: One Week's Rent Value

Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 37.9 sq. metres (408.2 sq. feet)

LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

CHARLES ORLEBAR ESTATE AGENTS - 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
 Tel: 01933 311121 Email: lettings@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	