

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## Park View House, Flat 6, 131 Washbrook Road, Rushden, Northamptonshire, NN10 6UR

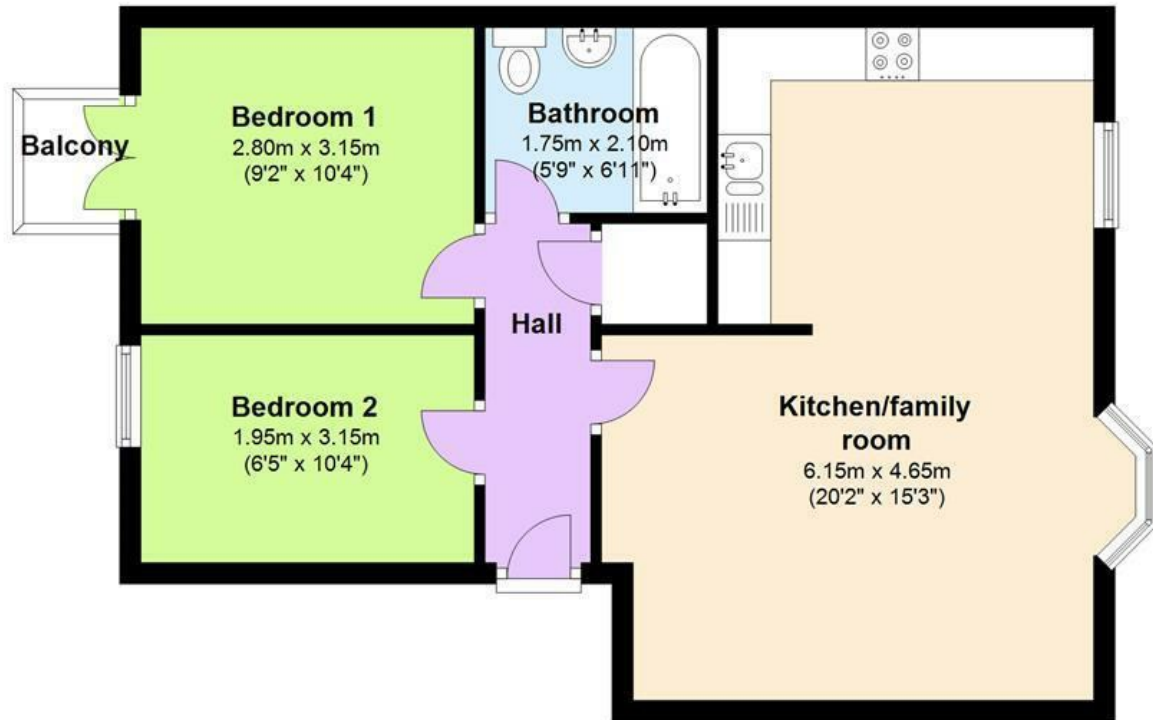
Charles Orlebar presents - an Unfurnished, 2-bedroom apartment with an open open-plan kitchen/living area and allocated parking. Close to local amenities, easy access to the A45, A6 and the popular Rushden Lakes Development. Available late May 25

- 2 bedrooms
- Bathroom with shower
- Living/kitchen
- Allocated Parking
- Gas radiator central heating
- Unfurnished
- Council Tax B
- EPC - B

**£875 PCM Deposit £1,009**

## Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.

Plan produced using PlanUp.

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