

for sale

£95,000



## Denbeigh House Rectory Road RUSHDEN NN10 0AT

\*\*\* This one bedroom apartment is offered with no upper chain and is well presented throughout and also benefits from balcony and fitted wardrobes to the double bedroom and allocated off street parking space. Call CONNELLS today to arrange your viewing! \*\*\*



# Denbeigh House Rectory Road RUSHDEN NN10 0AT

## Entrance Hall

Electric heater and storage cupboard.

## Lounge Area

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed door and electric heater.

## Kitchen Area

7' x 6' 3" (2.13m x 1.91m)

Fitted with a range of wall and base units with work surfaces over with stainless steel sink drainer and tiling to water sensitive areas. Space for fridge freezer, washing machine and free standing cooker with cooker hood over.



## Bedroom

11' 7" x 8' 11" (3.53m x 2.72m)

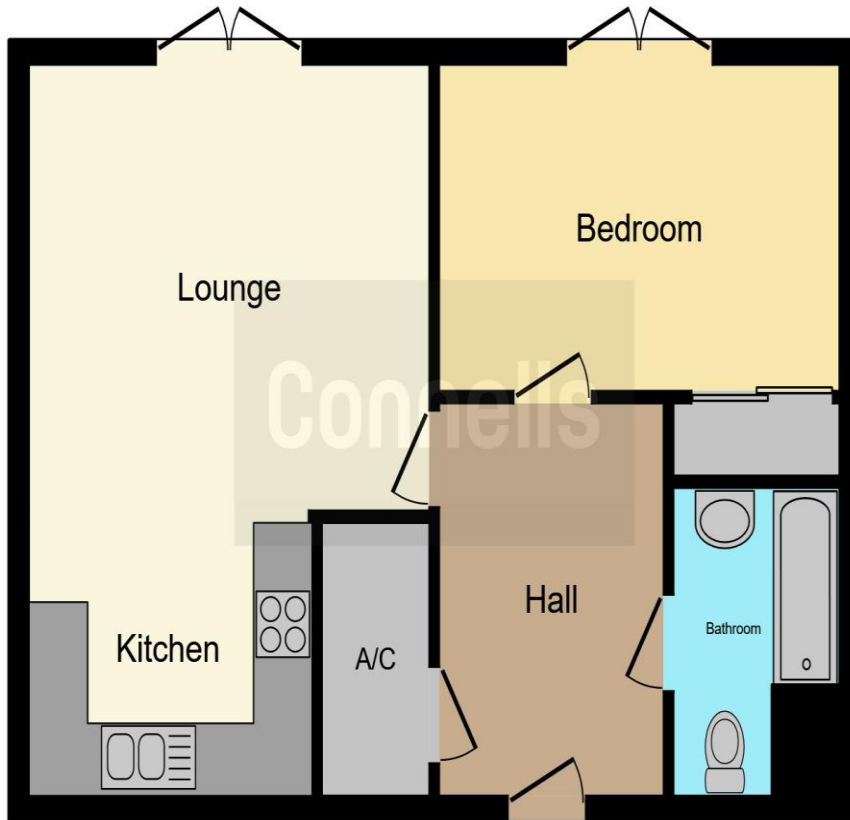
Double glazed French doors opening onto balcony, fitted wardrobes and electric heater.

## Bathroom

Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas. Ladder style radiator.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: RDN404835 - 0002

**Tenure:** Leasehold

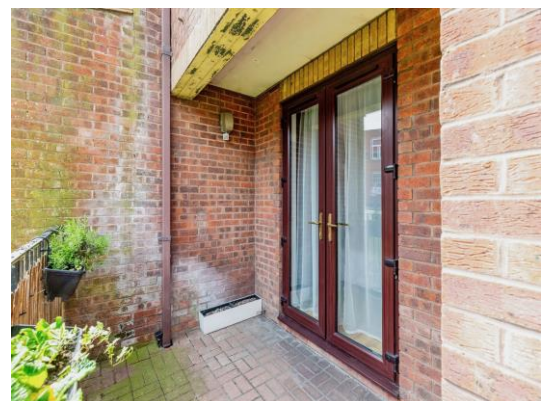
**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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