

for sale

£160,000



## Borough Shoe Factory 5 South Building Warmonds Hill Rushden NN10 8PQ

\*\*\* ATTENTION FIRST TIME & INVESTMENT BUYERS... Can be sold with the tenant in situ. Current rent collected is £775pcm. This two double bedroom duplex apartment is ready to go, with fully equipped kitchen, lounge with under floor heating as well as a bathroom, shower room and off street parking. \*\*\*

# Borough Shoe Factory 5 South Building Warmonds Hill Rushden NN10 8PQ

## Entrance Hall

Doors to lounge, bathroom and bedroom two. Stairs rising to top floor.

## Bedroom Two

12' 5" x 9' 3" ( 3.78m x 2.82m )

Double glazed window.

## Lounge

16' 5" x 12' 5" ( 5.00m x 3.78m )

Two double glazed windows.

## Kitchen

11' 8" x 7' 9" ( 3.56m x 2.36m )

Two double glazed windows. Fitted kitchen with a range of wall and base units with work surfaces over and 1.5 bowl sink drainer with tiling to water sensitive areas. Dishwasher, electric oven and hob with cooker hood over plus space for fridge freezer.

## Bathroom

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





## Top Floor

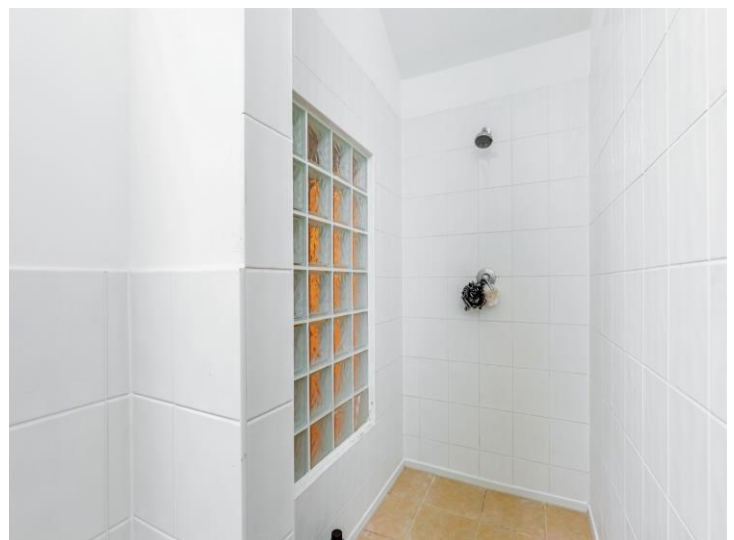
### Bedroom One

17' 5" Max x 12' Max ( 5.31m Max x 3.66m Max )

Restricted Head Height. Double glazed window and two skylights, Eaves storage.

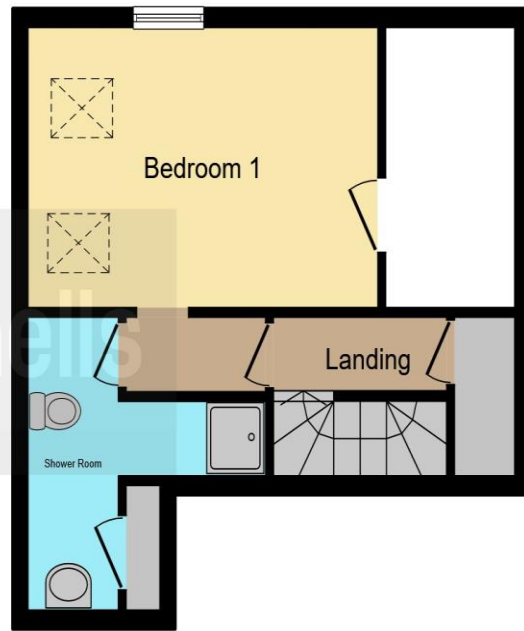
### Shower Room

Skylight. Shower, low level wc and wash hand basin with full tiling and storage cupboard.





**Ground Floor**



**First Floor**

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)

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66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405538 - 0006

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 100.00

**view this property online [connells.co.uk/Property/RDN405538](http://connells.co.uk/Property/RDN405538)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Oct 2005. 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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