

The Cloisters Rectory Road, Rushden NN10 0HA



welcome to

The Cloisters Rectory Road, Rushden

This Two Bedroom appartment is located in the sought after Over 55's complex of the Cloisters Village. The appartment offers a large lounge/diner, kitchen, two bedrooms, bathroom and beautiful surroundings with a community hub.













Entrance Hall

Entered via wooden door to the front aspect, intercom phone, two storage cupboards, loft access and doors to all rooms.

Lounge

18' 2" \dot{x} 11' 7" (5.54m x 3.53m) Bay window to the front aspect, window to the front aspect, storage heater, television and telephone point.

Kitchen

10' 10" x 5' 10" (3.30m x 1.78m) Fitted kitchen comprising a range of matching wall

and base units with work surfaces over, stainless steel sink and drainer, splash backs, cooker point, cooker hood, plumbing for washing machine, window to the rear aspect and walk in larder with window to the side aspect.

Bedroom One

11' 3" x 9' 6" (3.43m x 2.90m) Window to the side aspect and storage heater.

Bedroom Two

9' 6" x 6' 2" (2.90m x 1.88m) Window to the side aspect and storage heater.

Bathroom

Window to the rear aspect, WC, wash hand basin, bath with shower over and wall heater.

Agents Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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- OVER 55'S VILLAGE
- TWO BEDROOM APPARTMENT
- FIRST FLOOR STAIRLIFT AVAILABLE
- LARGE LOUNGE/DINER
- LEASEHOLD

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000





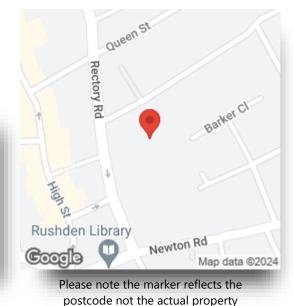
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Property Ref: RSD109089 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Bedroom 1 Hall Living Room Living Room 2



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