



Montague Street, Rushden NN10 9TS

welcome to

Montague Street, Rushden

This property has TWO Bedrooms, open plan lounge/kitchen, shower room, loft and storage access. The property is located close to Rushden town is double glazed, centrally heated, access to the communal back yard and would be an ideal buy for Investors or a First Time Buyer.

Entrance

Entered via door to the front aspect and stairs rising to the first floor landing.

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance, access to loft space, radiator, doors to the open plan living area, bedrooms and bathroom.

Open Plan Living Area

18' 2" x 10' 9" (5.54m x 3.28m)

Double glazed windows three to the front and one to the side aspects.

Kitchen comprising of matching wall and base units with work surfaces over, sink and drainer, tiling to splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, central heating boiler and radiator.

Bedroom One

7' x 11' 1" max (2.13m x 3.38m max)

Double glazed window to the side aspect and radiator.

Bedroom Two

9' 3" x 6' 11" (2.82m x 2.11m)

Double glazed window to the side aspect and radiator.

Shower Room

WC, wash hand basin with vanity unit, shower cubicle, extractor fan, full tiling and heated towel rail.

Agents Note

It is our understanding that the property as a whole is currently held under a Freehold title. To enable the sale of the flat the vendor has advised that a Draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and time frames associated with this process to ensure that it will meet your requirements.

The Vendor has informed us that the new Lease will be 100 years long with a ground rent of £100 per year and a service charge of £600 per year.





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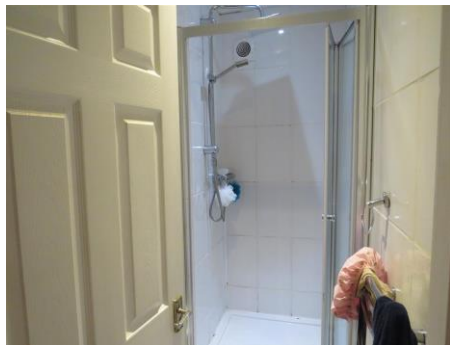
welcome to

Montague Street, Rushden

- TWO BEDROOM FLAT
- FIRST FLOOR
- LONG LEASE
- CLOSE TO RUSHDEN TOWN
- COMMUNAL BACK YARD

Tenure: Freehold EPC Rating: C

£95,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RSD108991 - 0008

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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