



**Hadleigh House Rectory Road, Rushden NN10 0AT**

**welcome to**

## **Hadleigh House Rectory Road, Rushden**

This Two Double bedroom apartment is located close to Rushden town centre and is over two floors. The first floor has the open plan living area, storage and bathroom. The upper floor has two double bedrooms and access to the loft space. The apartment has an allocated parking space and long lease.



### **Entrance Hall**

Entered via door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, electric radiator and doors to all rooms.

### **Open Plan Lounge / Kitchen**

18' 7" x 13' 3" ( 5.66m x 4.04m )

Two double glazed windows to the rear aspect, fire place with electric fire and electric radiator.

Kitchen Area:

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and induction hob with cooker hood over, plumbing for washing machine and breakfast bar.

### **Bathroom**

Double glazed window to the side aspect, WC, wash hand basin with vanity unit, bath with shower over, spot lights and heated towel rail.

### **First Floor Landing**

Stairs rising from the entrance hall, walk in storage room with loft access in, access to loft space, doors to the bedrooms.

### **Bedroom One**

13' 9" x 9' head restriction ( 4.19m x 2.74m head restriction )

Double glazed window to the rear aspect, built in wardrobes, built in cupboard and electric radiator.

### **Bedroom Two**

9' 3" head restriction x 10' 2" ( 2.82m head restriction x 3.10m )

Double glazed window to the rear aspect and electric radiator.

### **Allocated Parking**

One parking space allocated to the apartment.



***view this property online*** [williamhbrown.co.uk/Property/RSD109270](http://williamhbrown.co.uk/Property/RSD109270)





welcome to

## Hadleigh House Rectory Road, Rushden

- APARTMENT OVER TWO FLOORS
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- FIRST FLOOR
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

# £135,000



**view this property online** [williambrown.co.uk/Property/RSD109270](https://www.williambrown.co.uk/Property/RSD109270)

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.



Property Ref:  
RSD109270 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01933 410717**



[rushden@williambrown.co.uk](mailto:rushden@williambrown.co.uk)



52 High Street, RUSHDEN, Northamptonshire,  
NN10 0PJ



[williambrown.co.uk](https://www.williambrown.co.uk)

Please note the marker reflects the  
postcode not the actual property