









welcome to

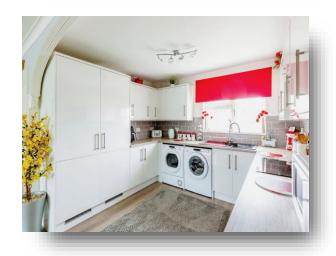
Rose Avenue, Rushden

This One bedroom First Floor Flat with outdoor space. The Flat is open plan living and comprises; entrance hall, lounge area, kitchen area, bedroom and bathroom. The flat has a large loft space which given the correct permission could be converted into an additional bedroom.

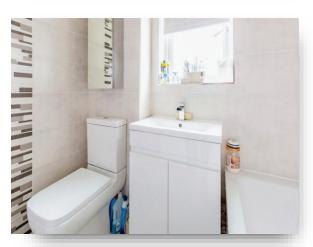












Open Plan

Entrance Hall

Entered via door to the front aspect and loft access. The loft is large, double glazed window to the side aspect and has potential to be converted to a bedroom with the correct permissions.

Lounge Area

10' 11" x 15' 4" (3.33m x 4.67m)

Double glazed window to the front aspect, fireplace with electric fire, vertical radiator and two built in storage cupboards.

Kitchen Area

12' x 10' 8" (3.66m x 3.25m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and induction hob with cooker hood over, plumbing for washing machine, integrated fridge/freezer, double glazed window to the rear aspect and radiator.

Bedroom

12' \times 11' 6" ($3.66m \times 3.51m$) Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, p shape bath with shower over, extractor fan, full tiling and heated towel rail.

Externally

Communal Garden

Laid to lawn, patio area and storage shed.





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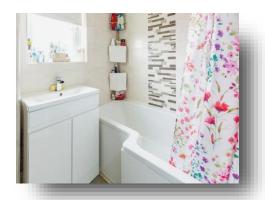
Rose Avenue, Rushden

- FIRST FLOOR FLAT
- 88 YEAR LEASE
- POTENTIAL TO EXPAND
- OUTDOOR SPACE
- PLENTY OF STORAGE

Tenure: Leasehold EPC Rating: C

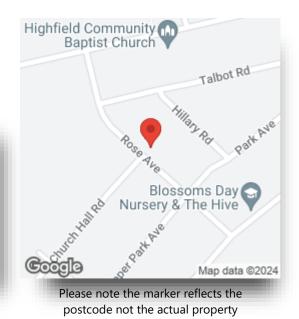
This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000









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Property Ref: RSD109405 - 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

01933 410717



rushden@williamhbrown.co.uk



52 High Street, RUSHDEN, Northamptonshire, NN10 0PJ



williamhbrown.co.uk

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