



Gatcombe House Portland Road, Rushden NN10 0DE

welcome to

Gatcombe House Portland Road, Rushden

William H Brown are pleased to bring to the market this One bedroom Top floor Flat situated close to Rushden Town centre. The Flat comprises; entrance hall, lounge/diner, small study, kitchen, bedroom and bathroom. Externally there is an allocated parking space.



Communal Entrance

Wooden door to the front aspect and stairs rising to the flat.

Flat Entrance Hall

Entered via wooden door to the front aspect, intercom, telephone point, access to the loft space, storage heater and doors to all rooms.

Lounge / Diner

21' 1" x 10' 7" (6.43m x 3.23m)

Double glazed window to the rear aspect, two skylight windows and television point.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine, space for fridge/freezer and double glazed skylight window to the front aspect.

Small Study

6' 9" x 6' (2.06m x 1.83m)

Immersion Tank.

Bedroom One

10' 4" x 9' 4" (3.15m x 2.84m)

Skylight to the front aspect and mirrored triple door freestanding wardrobe.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, double shower cubicle and full tiling.

Externally**Allocated Parking**

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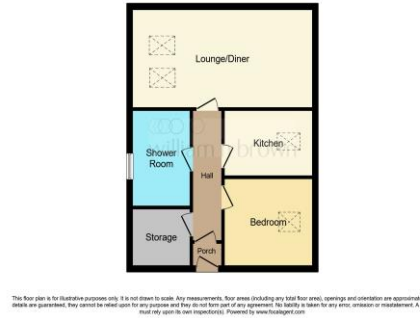
Gatcombe House Portland Road, Rushden

- TOP FLOOR FLAT
- LOUNGE/DINER
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTRE
- SMALL STUDY

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD109461 - 0002

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.



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