

**5 South Building Warmonds Hill, Higham Ferrers NN10 8PQ**

**welcome to**

## **5 South Building Warmonds Hill, Higham Ferrers**

William H Brown have the pleasure of bringing to the market this spacious two-bedroom apartment set over two floors. With allocated parking and modern living - this one is not to be missed! Can be sold with tenant in situ, current rent £775 pcm.





**Entrance Porch**

Entered via a door to the front aspect and a door into the entrance hall.

**Entrance Hall**

Entered via door from the porch, stairs rising to the first floor landing, open under stairs storage and doors to all rooms.

**Lounge**

16' 5" x 12' 5" ( 5.00m x 3.78m )

Two double glazed windows to the side aspect, television point and opening to the kitchen.

**Kitchen**

11' 8" x 7' 9" ( 3.56m x 2.36m )

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, integrated dishwasher, space for fridge/freezer and two double glazed windows to the side aspect.

**Bedroom Two**

12' 5" x 9' 3" ( 3.78m x 2.82m )

Double glazed window to the rear aspect and radiator.

**Bathroom**

WC, wash hand basin, bath with shower over, extractor fan, shaver point and full tiling.

**First Floor Landing**

Stairs rising from the entrance hall, door to storage cupboard and door to the bedroom.

**Bedroom One**

17' 5" x 12' ( 5.31m x 3.66m )

Double glazed window to the rear aspect, two skylight windows and door to storage in the eves.

**Shower Room**

Skylight window, WC, wash hand basin, shower cubicle, extractor fan and part tiling.

**Externally****Parking**

Allocated parking space.



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## **5 South Building Warmonds Hill, Higham Ferrers**

- FACTORY CONVERSION
- OVER TWO FLOORS
- TWO BEDROOMS
- TWO BATHROOMS
- CAN BE SOLD WITH TENANT IN SITU

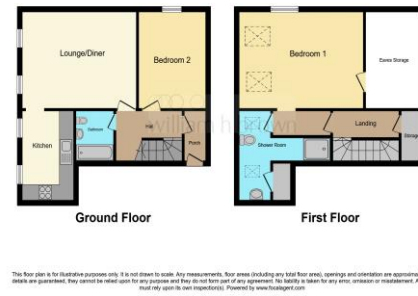
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109558 - 0007

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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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