

Wildman Court, Wellingborough Road, RUSHDEN NN10 9SY

welcome to

Wildman Court Wellingborough Road, RUSHDEN

William H Brown are pleased to bring to the market this One bedroom Flat situated in Rushden. The Flat comprises entrance hall, open plan lounge, kitchen/diner, bedroom and bathroom. Externally there is an allocated parking and visitor spaces.



Entrance Hall

Own entrance via double glazed door to the front aspect, stairs rising to the first floor landing and central heating boiler.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the entrance hall, radiator, doors to all rooms.

Open Plan

Lounge, Diner, Kitchen

18' x 13' 6" (5.49m x 4.11m)

Two double glazed windows to the front aspect, television point and two radiators.

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

Bedroom

12' 9" x 9' 2" (3.89m x 2.79m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin with vanity unit, corner shower cubicle, part tiling and radiator.

Externally

Allocated Parking

Plus visitor parking.



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welcome to

Wildman Court Wellingborough Road, RUSHDEN

- MODERN FLAT
- ONE BEDROOM
- OPEN PLAN LIVING
- LONG LEASE
- ALLOCATED PARKING

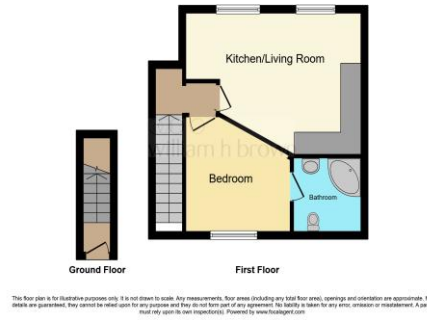
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 789.00 Ground Rent: 1.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RSD109474 - 0007

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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