



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



**welcome to**

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

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



**Entrance Hall**

Entered via door to the front aspect, storage cupboard, electric radiator and doors to the lounge, bathroom and bedroom.

**Lounge**

17' 4" x 9' 7" ( 5.28m x 2.92m )

Window to the front aspect, two electric radiators, television and telephone point.

**Kitchen**

7' x 6' 2" ( 2.13m x 1.88m )

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

**Bedroom**

17' x 8' 9" ( 5.18m x 2.67m )

Window to the front aspect and electric radiator.

**Bathroom**

WC, wash hand basin, bath with mixer taps and shower over, extractor fan, part tiling and electric heater.

**Externally****Allocated Parking Space****Agents Note**

"Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group".



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## Hadleigh House Rectory Road, Rushden

- \*\* OPEN HOUSE EVENT 10 May 12pm - 1pm\*\*
- FIRST FLOOR FLAT
- ALLOCATED PARKING
- CLOSE TO RUSHDEN TOWN CENTRE
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1500.00

Ground Rent: 125.00

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.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109673 - 0006

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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Awaiting Photograph

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.