



Rushden Memorial Hall Hayway, Rushden NN10 6FN

welcome to

Rushden Memorial Hall Hayway, Rushden

This ground floor Two bedroom Apartment comprises; entrance hall, open plan lounge/kitchen/diner, two bedrooms and bathroom. Externally there is a communal garden and secure parking.



Apartment Entrance Hall

Entered via door to the front aspect, storage/airing cupboard with tank, radiator and doors to all rooms.

Open Plan Lounge-Diner-Kitchen Lounge / Diner

19' 9" x 14' 10" (6.02m x 4.52m)

Double glazed high window to the side aspect, ornamental ceiling, radiator, telephone and television point.

Kitchen Area

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

Bedroom One

17' 3" x 9' (5.26m x 2.74m)

Double glazed window to the side aspect and radiator.

Bedroom Two

13' 5" x 7' (4.09m x 2.13m)

Double glazed window to the side aspect and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath with shower over and glass screen, extractor fan, part tiling, tiled flooring and heated towel rail.

Externally

Communal Garden

Mainly laid with lawn, flower beds, patio area and cycle storage.

Allocated Parking

Two spaces and assigned electric charging point.

Agents Note

The Apartment is in a development for the over 55's the purchaser will need to be 55 or older.



view this property online williamhbrown.co.uk/Property/RSD109751



welcome to

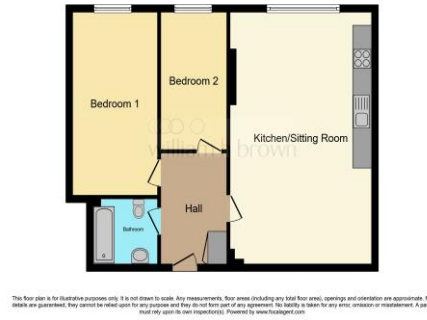
Rushden Memorial Hall Hayway, Rushden

- OVER 55'S DEVELOPMENT
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- SECURE GATED ACCESS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109751



Property Ref:
RSD109751 - 0005

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.



william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk