



Palace Court Alfred Street, Rushden NN10 9YS

welcome to

Palace Court Alfred Street, Rushden

William H Brown are pleased to bring to the market this Two bedroom Apartment situated close to Rushden town centre and offers a open plan living and garage. The apartment has an open plan lounge, kitchen, diner, two bedrooms and shower room. Externally there is a garage with the apartment.



Entrance Hall

Entered via door to the front aspect, storage cupboard, radiator, intercom and doors to all rooms.

Open Plan

Living / Dining / Kitchen

17' 11" x 18' 3" (5.46m x 5.56m)

Living/Dining Area:

Double glazed windows to the front and side aspects, built in storage cupboards and two radiators.

Kitchen Area:

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

Bedroom One

13' 9" x 10' 3" (4.19m x 3.12m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

Double glazed window to the front aspect and radiator.

Shower Room

WC, wash hand basin, double shower cubicle, extractor fan, full tiling, radiator and heated towel rail.

Garage

20' 8" x 9' 11" (6.30m x 3.02m)

Accessed via up and over door, power and lighting connected.

Agents Note:

The vendor has provided us with a Tenant Account document that provides service charge information for the previous years going back to 2020. We have been told by the vendor the level of the 2025 service charge is due to an exceptional charge for roof repairs levied to all lease holders.

Previous service charges; 2024 - £1550 pa /
2023 - £1789.20 pa / 2022 - £1223.20 pa /
2021 - £1215 pa / 2020 - £1077.50 pa

Externally



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Palace Court Alfred Street, Rushden

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING
- CLOSE TO SHOPS AND AMENITIES
- GARAGE

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 3110.18

Ground Rent: 260.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Presented by www.fineandgood.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD109758 - 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.



william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk