



**Dayton Street, Rushden NN10 9TT**

**welcome to**

## **Dayton Street, Rushden**

- TWO BEDROOM FLAT
- ALLOCATED PARKING
- COUNCIL BAND A
- CLOSE TO RUSHDEN TOWN CENTRE
- 

Tenure: Leasehold EPC Rating: C

**£90,000**

### **Entrance Hall**

Entered via door to the front aspect, wood flooring and radiator.

### **Lounge**

15' 10" x 9' 11" ( 4.83m x 3.02m )  
Double glazed windows to the front and side aspect, radiator, television and telephone point.

### **Kitchen**

9' 7" x 7' ( 2.92m x 2.13m )  
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, tiling to splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine and double glazed window to the rear aspect.

### **Bedroom One**

12' 9" x 9' 9" ( 3.89m x 2.97m )  
Double glazed window to the front aspect and radiator.

### **Bedroom Two**

9' 7" x 6' 9" ( 2.92m x 2.06m )  
Double glazed window to the rear aspect and radiator.

### **Bathroom**

Double glazed window to the front/side/rear aspect, WC, wash hand basin, bath with mixer taps and shower over, shaver point, part tiling and radiator.



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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 marks

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.



**Property Ref:**

RSD108711 - 0002

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