



**5 Hamblin Court, Rushden NN10 0PQ**

**£110,000**

- Ground Floor Apartment
- Electric Heating
- Over £7.5k Rental Income pa
- Fitted Kitchen
- Town Centre
- Washing Machine
- Fitted Shower Room



Call 01933 423 983

[www.smartamove.co.uk](http://www.smartamove.co.uk)



Like us on  
**Facebook**

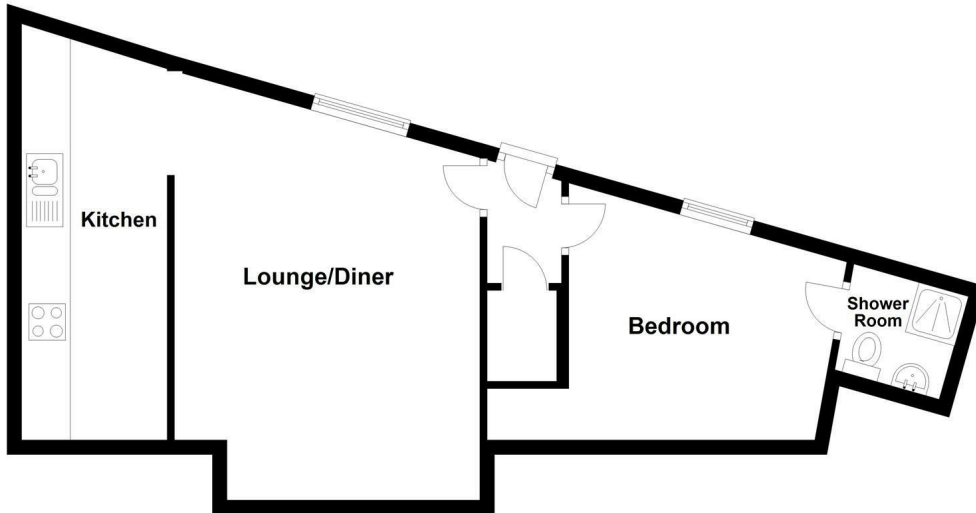
## 5 Hamblin Court, Rushden NN10 0PQ

Smartamove are pleased to offer this ground floor one bedroom apartment for sale, situated in the heart of Rushden town centre. The property comprises of an entrance hall, fitted shower room, fitted kitchen with built in oven and two ring hob, double bedroom and living area. The property is located close to all local amenities including high street shops and businesses. The property also benefits from electric heating and has been decorated to a high standard. Also included is washing machine and fridge-freezer. The property is currently tenanted with a rental income of £8,340 per annum / £695 per calendar month, but can be sold with vacant possession. The EPC rating for this property is D and the council tax band is A. This property is priced to sell.

Please note that one of the owners of this building is an employee of Smartamove Ltd.



Ground Floor



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	91-94			A	91-94		
B	81-90			B	81-90		
C	69-80			C	69-80		
D	55-68			D	55-68		
E	39-54			E	39-54		
F	21-38			F	21-38		
G	1-20			G	1-20		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

SMARTAMOVE

4 Burystead Place Wellingborough Northants NN8 1AH

Office: 01933 423983 Email: info@smartamove.co.uk Website: www.smartamove.co.uk