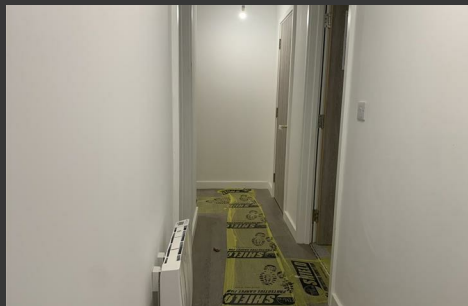




3 Hamblin house, Rushden NN10 0PQ

£112,500

- Barn Conversion Apartment
- Double Bedroom
- Investment property
- Spacious Rooms
- Shower Room
- Fitted Kitchen
- White Goods

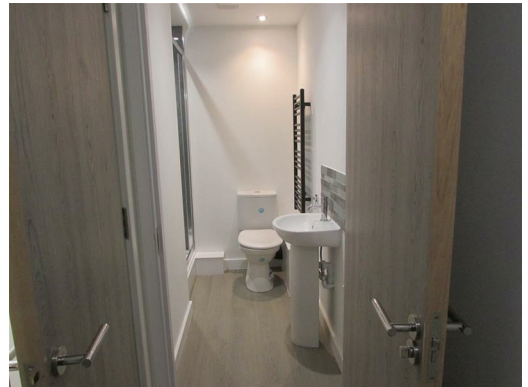


Call 01933 423 983

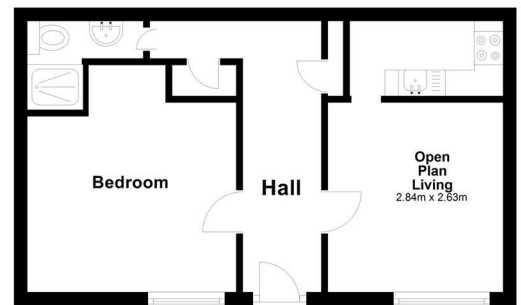
3 Hamblin house, Rushden NN10 0PQ

Smarta Move are pleased to offer for SALE this ground-floor one-bedroom stone barn conversion apartment which is situated in a secluded area of Rushden Town Centre. The apartment itself has been renovated to a high standard. The apartment comprises a lounge, a fitted kitchen with a built-in oven and hob and fridge, a double bedroom, and a refitted shower room. Benefits are radiator heating, and communal bin storage, The property is within walking distance of local amenities and parks. 123.5 years is remaining on the leasehold and rental income annually is £8,340 and monthly income of £695.00pcm. The property can be sold with or without tenants. The EPC rating for this property is C and the council tax banding 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>101-91kWh A</p> <p>91-81kWh B</p> <p>81-65kWh C</p> <p>65-55kWh D</p> <p>55-50kWh E</p> <p>50-45kWh F</p> <p>45-1kWh G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>101-40kWh A</p> <p>40-30kWh B</p> <p>30-20kWh C</p> <p>20-10kWh D</p> <p>10-5kWh E</p> <p>5-1kWh F</p> <p>1-20kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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