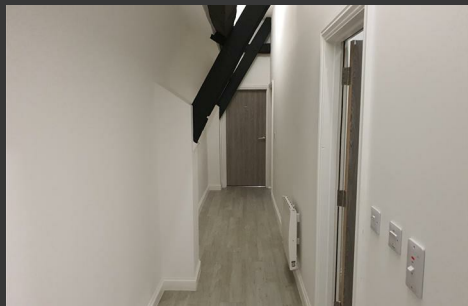




7 Hamblin Court, Rushden NN10 0PQ

£135,000

- Stone Barn Conversion
- Fitted Shower Room
- Electric Heating
- Two Double Bedrooms
- Fitted Kitchen
- Over £21k Rental Income pa
- Fitted En-suite
- Fully Furnished



Call 01933 423 983



7 Hamblin Court, Rushden NN10 0PQ

Smartamove are pleased to offer this first floor large two bedroom stone barn conversion apartment for sale, situated in the heart of Rushden town centre. The property comprises of a communal entrance, entrance hall, fitted shower room, fitted kitchen with built in oven and hob, lounge/diner, two double bedrooms, one with en-suite. The property is located close to all local amenities including a café and hairdressers that share the courtyard. The property also benefits from electric radiator heating, a communal bin store and has been decorated to a high standard. The property also comes fully furnished and includes washing machine and fridge-freezer. The property is currently fully tenanted as a house of multiple occupancy with a rental income of £21,900 per annum / £1,825 per calendar month, but can be sold with vacant possession. The EPC rating for this property is C and the council tax band is B. This property has been priced to sell.

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



First Floor



This is an approx layout

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	
Band	Current	Band	Current
<p>Very energy efficient - lower running costs</p>			
A		<p>Very environmentally friendly - lower CO₂ emissions</p>	
B		A	
C		B	
D		C	
E		D	
F		E	
G		F	
<p>Not energy efficient - higher running costs</p>			
<p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales EPC Directive 2002/91/EC</p>		<p>England & Wales EPC Directive 2002/91/EC</p>	

SMARTAMOVE

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