



Total area: approx. 498.4 sq. feet



Palace Gate, Irthlingborough NN9 5FD  
Leasehold Price 'Offers in Excess of' £110,000

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.



Offered with no upward chain is this two bedroomed second floor apartment conveniently situated to Irthlingborough's shops and amenities with benefits to include built in kitchen appliances, uPVC double glazing, electric heating and offers allocated parking for one car. The accommodation briefly comprises communal hall, entrance hall, open plan lounge/kitchen, two bedrooms, bathroom and allocated parking.

Enter via front door to:

Entrance Hall

Loft access, vinyl flooring, doors to:

Open Plan Lounge/ Kitchen

25' 10" x 9' 7" (7.87m x 2.92m)(These measurements include the area provided by the kitchen units)

Lounge Area

Window to front aspect, T.V. point, vinyl flooring.

Kitchen Area

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in oven, electric hob, extractor, skylight to rear aspect, plumbing for washing machine, fridge space, vinyl flooring.

Bedroom One

13' 3" x 7' 8" (4.04m x 2.34m)

Window to front aspect, vinyl flooring, wall mounted electric heater.

Bedroom Two

8' 7" x 7' 8" (2.62m x 2.34m)

Skylight to rear aspect, vinyl flooring, wall mounted electric heater

Bathroom

Fitted to comprise low flush W.C., panelled bath with shower attachment, tiled splash backs, skylight to rear aspect, cupboard housing water cylinder and shelving, wall mounted electric heater, extractor.

Outside

Allocated parking for one car.

Material Information

We are advised by the owner that the lease has 106 years remaining. The maintenance/service charge to include buildings insurance is £332 per month, ground rent is £200 per annum.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band A (£1547.91 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

