



Freemans Court Station Road, Rushden
£140,000 Leasehold

**Sharmans
Quinney**

Key Features



125 Years remaining as of 01 Jan 2018
£149.00 Ground Rent pa
Review due: Ask Agent
£1260.00 Service Charge pa
Review due: 01/2028

- Modern Two Bedroom Apartment - built 2018
- Open plan Lounge and connecting - Kitchen
- Updated Kitchen and Matching Utility
- Double Glazing /Gas Central Heating
- Close to the amenities and leisure centre /swimming pool

The spacious entrance hallway feels luxurious and sets a tone for the rest of the property, with a useful double wardrobe, ideal for storage and coats and shoes. Attractive white internal doors extend to the accommodation. The spacious lounge is flooded with light from two windows and the room extends to an open-plan design



incorporating the attractive Kitchen. Fitted with a smart contemporary gloss and grey Beachwood wall and base cabinetry, with complimenting work surfaces and upstands and stainless-steel sink drainer. Integrated appliances include: Electric oven and hob with cooker hood over, integrated dishwasher, fridge freezer and washing machine.

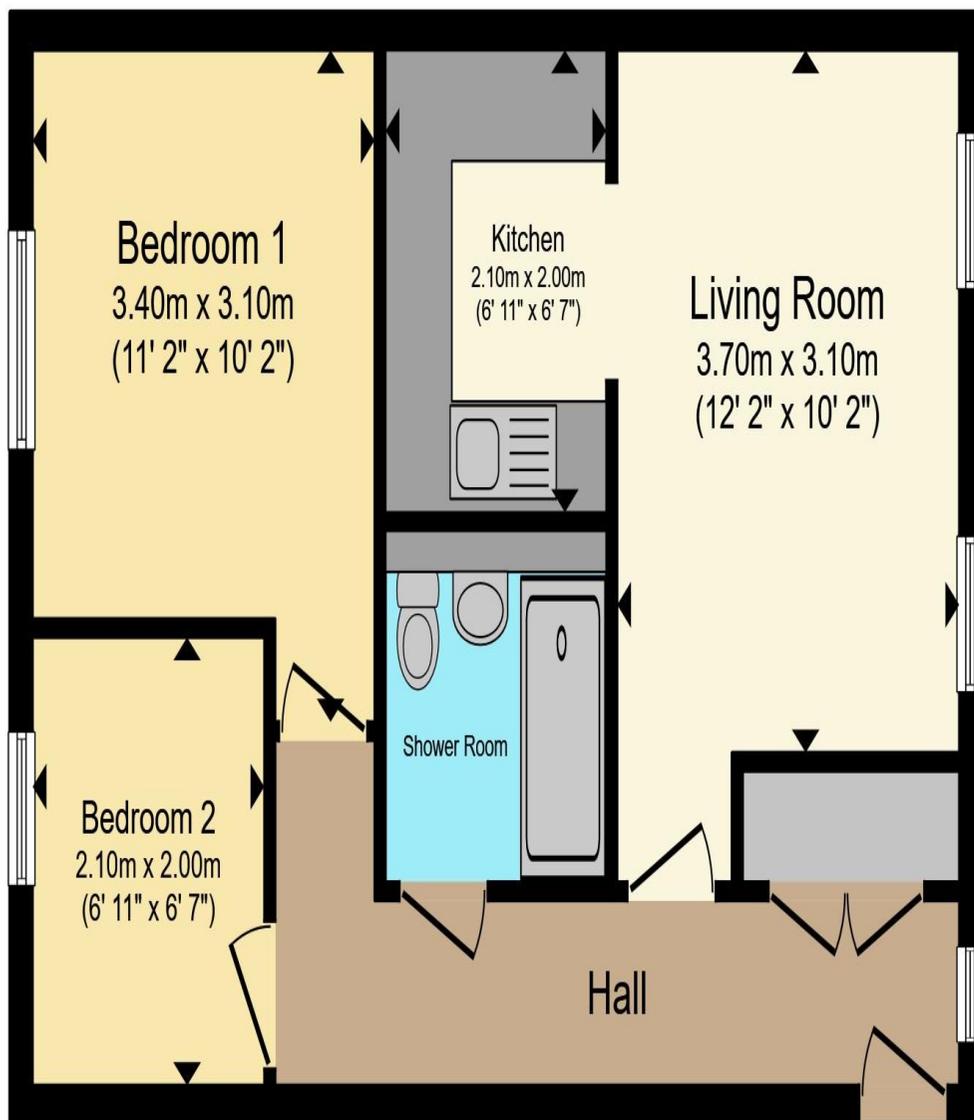
The main Bedroom is a generously proportioned Double Bedroom, with fixed double wardrobe. The single bedroom also features a window to the front aspect. The Showerroom Feature a highly stylish suite including an oversize double with plus shower enclosure, low level wc and vanity wash hand basin with tiling to water sensitive areas and floor and Chrome ladder style radiator.

Rushden offers many facilities to its residents including a nearby Asda supermarket, shops, pubs, and swimming pool. With wider retail facilities available 1.9 miles from Station Road is the popular "Rushden Lakes Shopping Centre" with entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this beautiful apartment home.





Total floor area 47.0 m² (506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman
Quinney

Measurements

Entrance Hall - With Double Storage Wardrobe integrated.

Living Room 12' 2" x 10' 2" (3.70m x 3.10m) Two double glazed windows and radiator.

Kitchen 6' 11" x 6' 7" (2.10m x 2.00m)

Bedroom One 11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window and radiator.

Bedroom Two 6' 11" x 6' 7" (2.10m x 2.00m)

Double glazed window and radiator.

Shower Room

Agents Notes

Our client advises us, the property Lease was 99 years at inception in 2018.

Service Charges

We are advised by the vendor the current annual service charge is £1260 per year payable to Sykes Capital.

Ground Rent is £149.00 per year. Charged in advance in two six monthly payments at £74.50 x2.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :THR103705 - 0003