



**Ashleigh House Hamblin Court, Rushden
Northamptonshire NN10 0RU
Price £70,000 Leasehold**

VERY WELL PRICED, TO SELL Mike Neville Estate Agents are pleased to bring to market this top floor (second floor), one bedroom apartment, offered for sale with no onward chain. Situated in the established block of Ashleigh House, with woodgrain PVC double glazing, electric heating, a designated off road parking space, being close to and with views over the Town Centre, within easy walking distance to local amenities, this property makes an ideal opportunity for a first-time buyer or buy to let investor.

- VERY WELL PRICED, TO SELL
- Woodgrain PVC double glazing, electric heating
- Good size Bedroom
- Energy Rating - C71
- Top (second) floor, one bedroom apartment
- Good size living room
- Bathroom/WC
- Offered for sale with no onward chain
- Kitchen
- Allocated parking Space



Location

Off Rectory Road and Hamblin Court / The High Street.
Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 0552-2814-6320-2020-4041

Lease, Service & Maintenance Charges and Ground Re

We understand the lease has 90 years remaining.

We understand the ground rent, maintenance and service charges are £1,095.00 per annum.

We understand the vendor also pays £337.00 per annum for a parking space.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the

property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

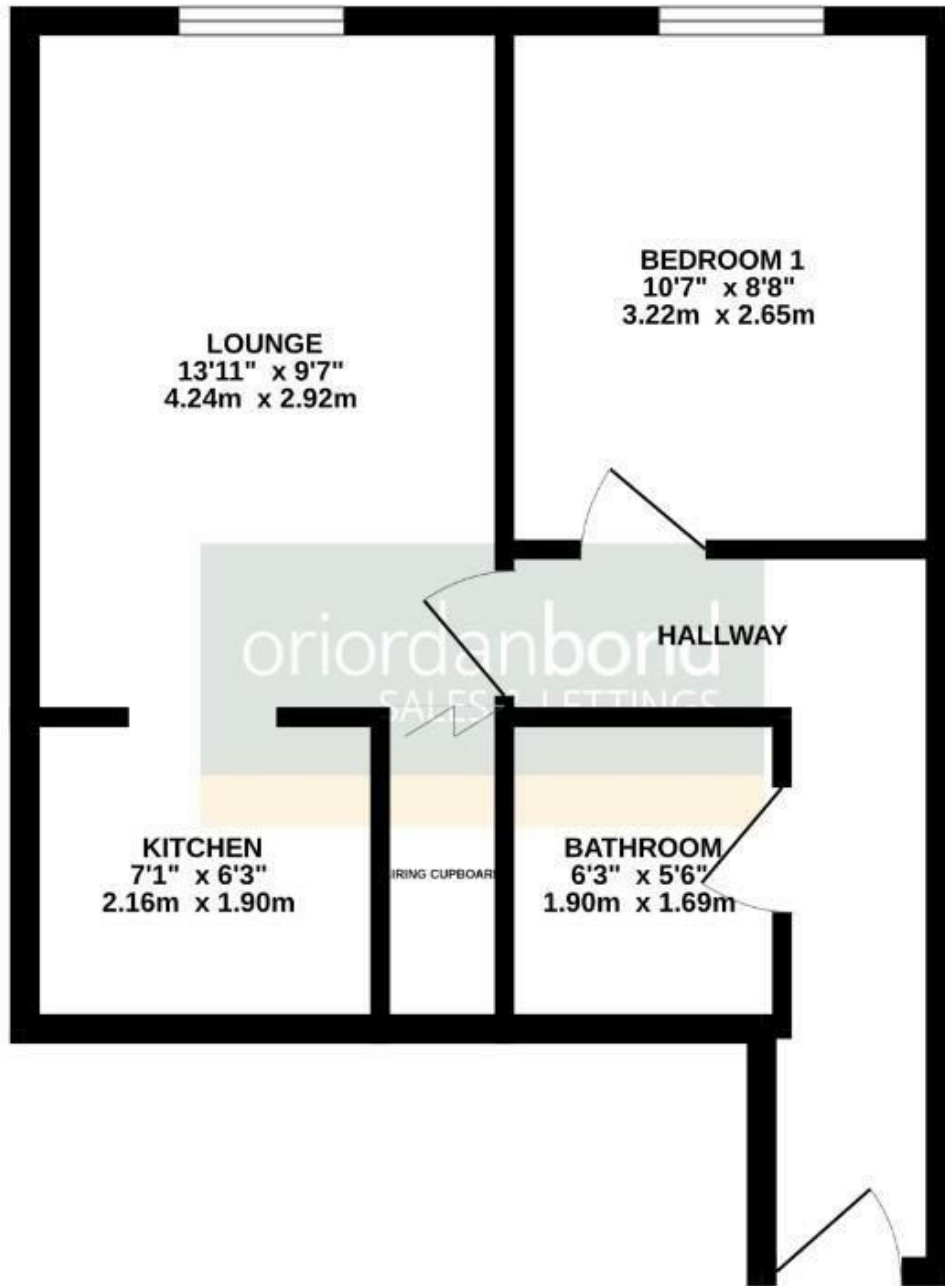
Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 385 sq.ft. (35.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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