

for sale

£100,000



## Kings Road Rushden NN10 0DL

\*\*\* This one bedroom, ground floor maisonette is well presented throughout and benefits from courtyard and allocated off street parking space. Call CONNELLS today to arrange your viewing! \*\*\*

# Kings Road Rushden NN10 0DL

## Lounge

11' 9" into bay x 11' 6" ( 3.58m into bay x 3.51m )

Double glazed bay window to front elevation, double glazed window to side elevation and radiator.

## Kitchen

13' 8" x 5' 11" ( 4.17m x 1.80m )

Door to front elevation. Fitted with a range of wall and base units with work surfaces over and sink drainer with tiling to water sensitive areas. Electric oven and hob, boiler and radiator.





## Bedroom

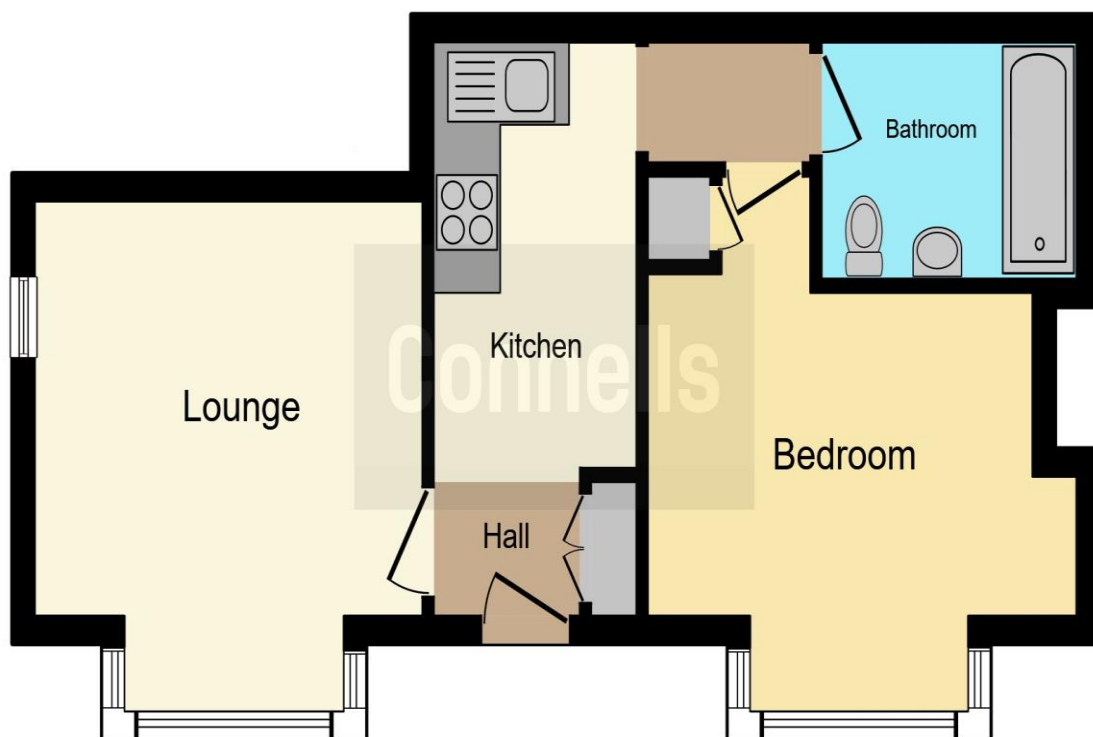
12' 8" x 10' 1" ( 3.86m x 3.07m )

Double glazed window to front elevation, storage cupboard and radiator.

## Bathroom

Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas ladder style radiator and extractor.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405884 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 433.94

Ground Rent: 350.00

**view this property online [connells.co.uk/Property/RDN405884](http://connells.co.uk/Property/RDN405884)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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