



19 Arthur Nutt Court
Finedon, NN9 5WE



Simpson & Partners

Located in the charming village of Finedon, NN9, this delightful two-bedroom flat on Arthur Nutt Court offers a perfect blend of modern living and community spirit. The property features an inviting open-plan layout, seamlessly combining the kitchen, breakfast area, and lounge, creating a spacious environment ideal for both relaxation and entertaining.

With ample storage throughout, this flat is designed to meet the needs of contemporary living. The secure gated access ensures peace of mind, while the convenience of designated parking for one vehicle adds to the appeal of this lovely home.

This property is available under a 35% shared ownership scheme, making it an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality. The location in the heart of Finedon provides easy access to local amenities, parks, and transport links, making it a desirable choice for anyone seeking a vibrant community atmosphere.

In summary, this two-bedroom flat on Arthur Nutt Court is a fantastic opportunity to enjoy modern living. With its thoughtful design and convenient features, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this charming flat your new home.

Please note:

Rent; £178.78 pm

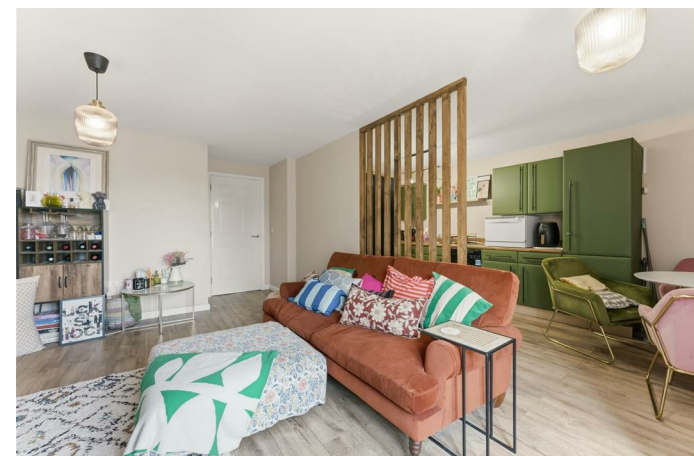
Service Charge: £121.64 pm

Buildings Insurance: £3.94 pm

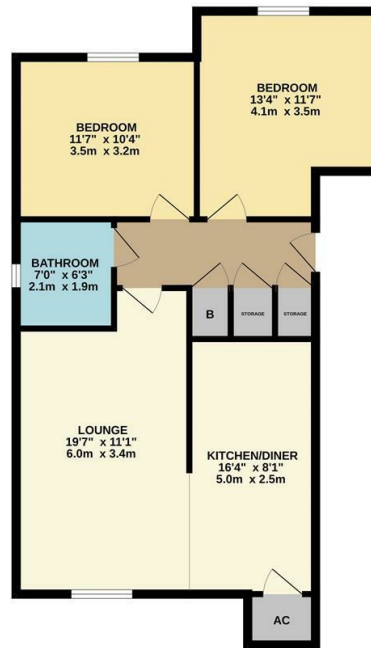
Management Charge: £25.95

£59,500

 2  1  1



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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