



Harborough Road, Rushden **Leasehold** £125,000

**Pattison
Lane**

Key Features

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- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Living / Dining Room
- Allocated Parking

Offered to the market with No Onward Chain, this well-proportioned two-bedroom first-floor apartment is perfectly situated in a sought-after area of Rushden.

Ideally located for modern living, the property offers immediate access to local amenities, high-street shopping, and excellent commuter road links.

The accommodation opens into a welcoming entrance hallway, leading to a bright and airy open-plan living/dining room-perfect for both relaxing and entertaining. The layout is completed by a functional kitchen, two comfortable bedrooms, and a three-piece family bathroom.

Externally, the property benefits from allocated off-road parking and access to well-maintained communal garden.

Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



The accommodation comprises:

LIVING AREA 10'10 x 10'3 (3.30m x 3.12m)

KITCHEN AREA 10'10 x 9'1 (3.30m x 2.76m)

BEDROOM ONE 10'3 x 9'7 (3.12m x 2.92m)

BEDROOM TWO 10'1 x 5'4 (3.07m x 1.62m)

BATHROOM

OUTSIDE

Allocated parking

AGENTS NOTE:

Length of lease - 125 years from 1 May 2007

Annual Ground Rent - £150.00

Annual Service Charge including current buildings insurance premium - £1758.88

Photos taken prior to tenancy

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on: **01536 524425**

Selling your property?

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

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



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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: KPL206796 - 0004

