



Total area: approx. 49.0 sq. metres (527.4 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Arthur Nutt Court, Finedon NN9 5WE
Leasehold Price 'Offers in excess of' £110,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered to the market with no upward chain and situated in the heart of Finedon is this two bedroomed first floor apartment with features to include an open plan kitchen/lounge/dining room, gas radiator central heating, uPVC double glazing and gated allocated parking for one car. The accommodation briefly comprises entrance hall, open plan kitchen/lounge/dining room, two bedrooms, bathroom, allocated parking for one car.

Entry via front door to:

Entrance Hall

Door to storage cupboard, radiator, door to:

Lounge/Dining Room

10' 6" x 12' 6" (3.2m x 3.81m)

Two windows to front aspect, storage cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, radiator, opening to:

Kitchen

10' 7" x 8' 3" (3.23m x 2.51m)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, plumbing for washing machine, cooker space, fridge/freezer space, extractor, strip light, window to front aspect, radiator, vinyl flooring.

Bedroom One

11' 5" max x 9' 3" (3.48m x 2.82m)

Window to front aspect, radiator.

Bedroom Two

8' 3" max x 7' 8" (2.51m x 2.34m)

Two windows to rear aspect, radiator.

Bathroom

Fitted to comprise low flush W.C, pedestal hand wash basin with tiled splash backs, panelled bath with chrome shower attachment, tiled walls, radiator, extractor, laminate flooring, window to rear aspect.

Outside

Gated allocated off road parking for one car.

Material Information

The tenure of this property is leasehold, there is approx 990 years remaining on the lease.

There is a service/maintenance charge which is £144.61 per month, there is no ground rent charge.



General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

