

CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Harborough Place, Rushden, NN10 0NA

Located on Harborough Place in Rushden, a shoe factory conversion. This 2-bedroom, 2-bathroom flat offers 81 square metres of well-organised living space on a single floor, accessible via a staircase.

The kitchen is a standout feature, fitted with sleek white cabinetry, wood-effect worktops, a herringbone-style tiled splashback, an integrated oven with induction hob, extractor hood, and a washing machine. Large glazed doors flood the kitchen with natural light and offer outdoor views, while light-coloured floor tiles add a clean, contemporary finish.

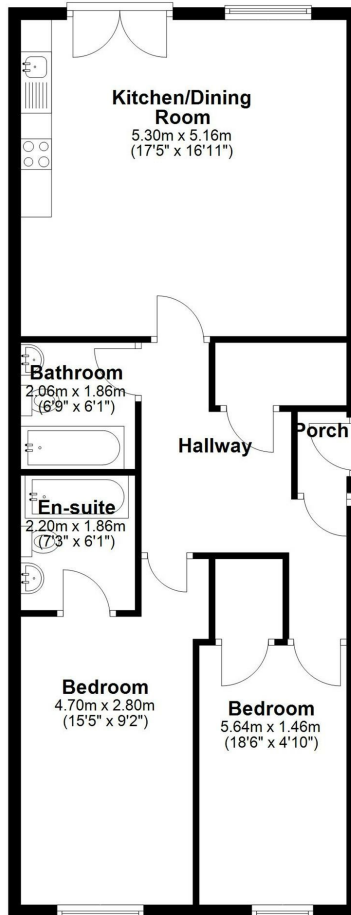
The primary bedroom measures 14 square metres and features soft grey carpeting, a pendant light fitting, and a window with curtains that allow natural light. It benefits from a built-in wardrobe with shelving, providing practical storage.

- First floor flat, 2 bedrooms
- Shoe factory conversion charm
- Allocated parking included
- Unfurnished, make it yours
- Juliet balcony for fresh air
- Spacious 807 sq ft area
- Modern build from 2015
- Located in Harborough Place
- Close to Rushden amenities
- Viewing highly recommended

£900 Per Month Deposit £1,038

Council Area: - Council Tax Band: B
 Furnishing: Not specified
 Holding Deposit required: One Week's Rent Value

Ground Floor



Total area: approx. 73.2 sq. metres (788.4 sq. feet)

All measurements are approximate and area calculations are gross internal Plan produced using PlanUp.

LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

CHARLES ORLEBAR ESTATE AGENTS - 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
 Tel: 01933 311121 Email: lettings@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |