

for sale

£150,000



## Freemans Court Station Road Rushden NN10 9FS

\*\*\* This modern two bedroom second floor apartment is well presented throughout and benefits from a lounge, kitchen with integrated appliances, shower room and off street parking. The property is only a short distance to local amenities and is available to view now! \*\*\*

# Freemans Court Station Road Rushden NN10 9FS

## Entrance Hall

Double glazed window, two storage cupboards and radiator.

## Lounge

13' 4" x 10' 1" ( 4.06m x 3.07m )

Two double glazed windows and radiator.

## Kitchen

9' 1" x 6' 7" ( 2.77m x 2.01m )

Double glazed window. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and hob with cooker hood over, integrated dishwasher, fridge freezer and washing machine.





## Bedroom One

11' 1" x 10' 4" ( 3.38m x 3.15m )

Double glazed window and radiator.

## Bedroom Two

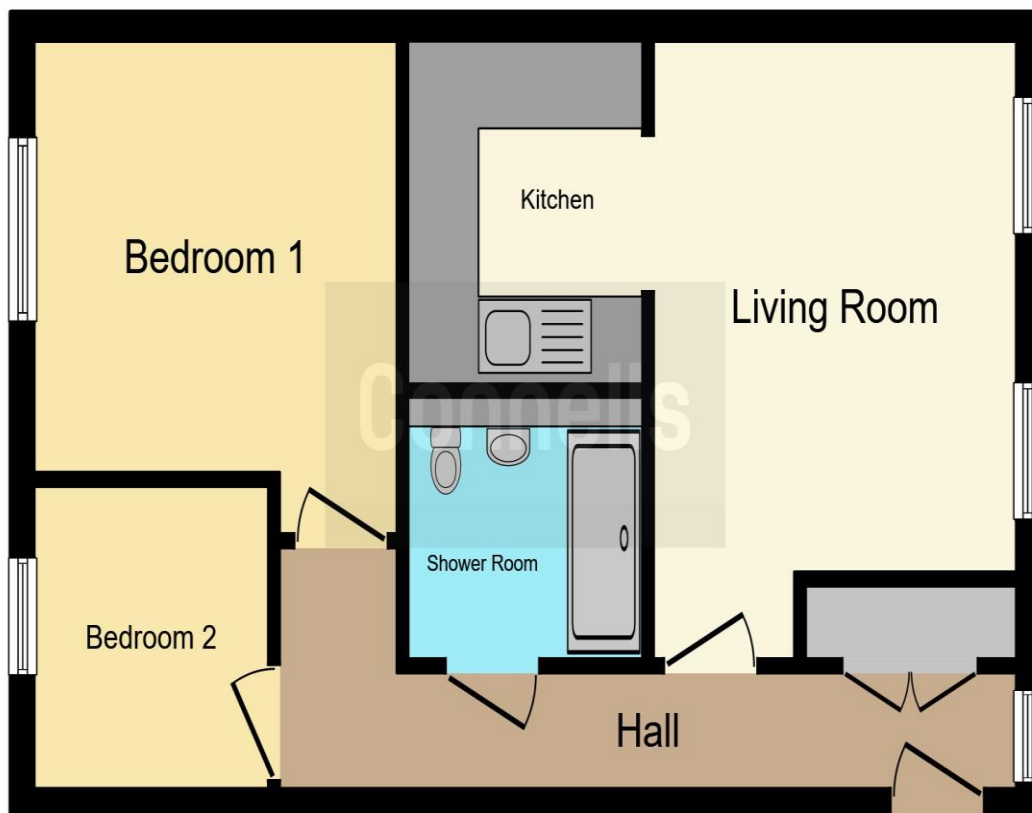
8' 8" x 6' 6" ( 2.64m x 1.98m )

Double glazed window and radiator.

## Shower Room

Double glazed window. Shower cubicle, low level wc and vanity wash hand basin with tiling to water sensitive areas and ladder style radiator.





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

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66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405935 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1262.76

Ground Rent: 150.00

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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