



Freemans Court Station Road, Rushden  
**£140,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 29 Sep 2018

£136.00 Ground Rent pa

Review due: Ask Agent

£1252.00 Service Charge pa

Review due: Ask Agent

- Stunning First Floor apartment
- Open Plan Main reception and Kitchen
- Luxurious Shower room
- Spacious Double Bedroom
- Excellent presentation

On entering the private entrance hallway, there's a useful immediate full height storage cupboard ideal for shoes and coats and good quality grey carpeted connecting hallway and doors to the remaining first-floor accommodation including a simply stunning main bathroom with luxury oversize double plus shower enclosure and fitted



vanity units, integrated w.c.

The Open Plan lounge /dining and connecting kitchen creates a light and spacious main living area, aspect as the main living space to relax and entertain guests. The fitted cabinetry includes ample contrasting work surfaces and wall and base cupboards. Fitted appliances include fridge freezer, washing machine, slimline dishwasher, oven and induction hob with extractor. The impressive Bedroom is a good double room.

The property is in our opinion presented in excellent order throughout and benefits from Gas fired central heating to radiators and Double Glazing.

Outside there is an allocated parking space and and secure gated courtyard with enclosed residential bin storage room. The property is also only a few minutes' walk from the splash pool, on Station Road, ideal for those who enjoy a local swim.

We strongly advise registering your interest early to avoid disappointment.

#### Measures

##### Entrance Hallway

Lounge/Diner - 15' 3" x 11' 3" (4.67m x 3.46m)

Kitchen - 8' 7" x 6' 5" (2.66m x 1.99m)

Bedroom One - 12' 8" max. x 8' 5" (3.91m x 2.62m)





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)

Family Shower Room - With Double Plus Enclosure and fitted cabinetry.

**AGENTS NOTE:**

Service Charges apply Currently Quoted at £1252 per annum currently paid in two instalments of £626,00 6 months in advance- we understand this includes building insurance. Ground Rent is £136 per annum.

Please note additional fees could be incurred for items such as leasehold packs.

Tenure: Leasehold, c118 years remaining

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

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

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 [thrapston@sharmanquinney.co.uk](mailto:thrapston@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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