



**12 Joyce Silver Court Addington Road, Irthlingborough
Northamptonshire NN9 5FF
Price £115,000 Leasehold**

Mike Neville Estate Agents are delighted to offer to the open market for sale market this second floor two double bedroom modern apartment located in the village area of Irthlingborough. The apartment block was constructed in 2006 with a lease term of 125 years from new and has a lovely modern feel to it throughout. Located on the edge of Irthlingborough, having close access to the A6, A45 and both Stanwick and Rushden Lakes. The property comprises: entrance hall, two double bedrooms, a family bathroom and large, open plan lounge/dining/kitchen. Outside there is allocated parking for one car, towards the rear of the property.

* TENURE - LEASEHOLD

* COUNCIL TAX BAND - A

- Modern Apartment Block
- Two Double Bedrooms
- Close Access To A6 and A45
- Energy Efficiency Rating - C74
- Modern Bathroom
- Second Floor Apartment
- Village Location
- Spacious Lounge/Dining/Kitchen
- Allocated Parking
- Close Access To Stanwick and Rushden Lakes



Location

Off Addington Road, in the Village Area of Irthlingborough. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C74

Certificate number - 8091-6628-5860-6451-7922

Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property was constructed in 2006, offered on a 125 year Lease at that time and therefore there are approximately 105 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £200.00 per annum.

The cost of the Ground Rent is due to be reviewed again in TBA.

Service & Maintenance Charges

We are advised that the service charges are £247.33 quarterly, £989.32 annually.

The cost of the Service Charges are due to be reviewed again in TBA.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Communal Entrance

Entrance Hall

Storage cupboard.

Lounge/Dining/Kitchen Area 11'5" x 16'4" (3.50m x 4.99m)

Bedroom 1 9'8" x 10'1" (2.96m x 3.08m)

Bedroom 2 8'2" x 10'1" maximum (2.49m x 3.08m maximum)

Bathroom / WC 9'6" x 5'9" (2.90m x 1.77m)

Outside

Allocated Parking

For one car.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

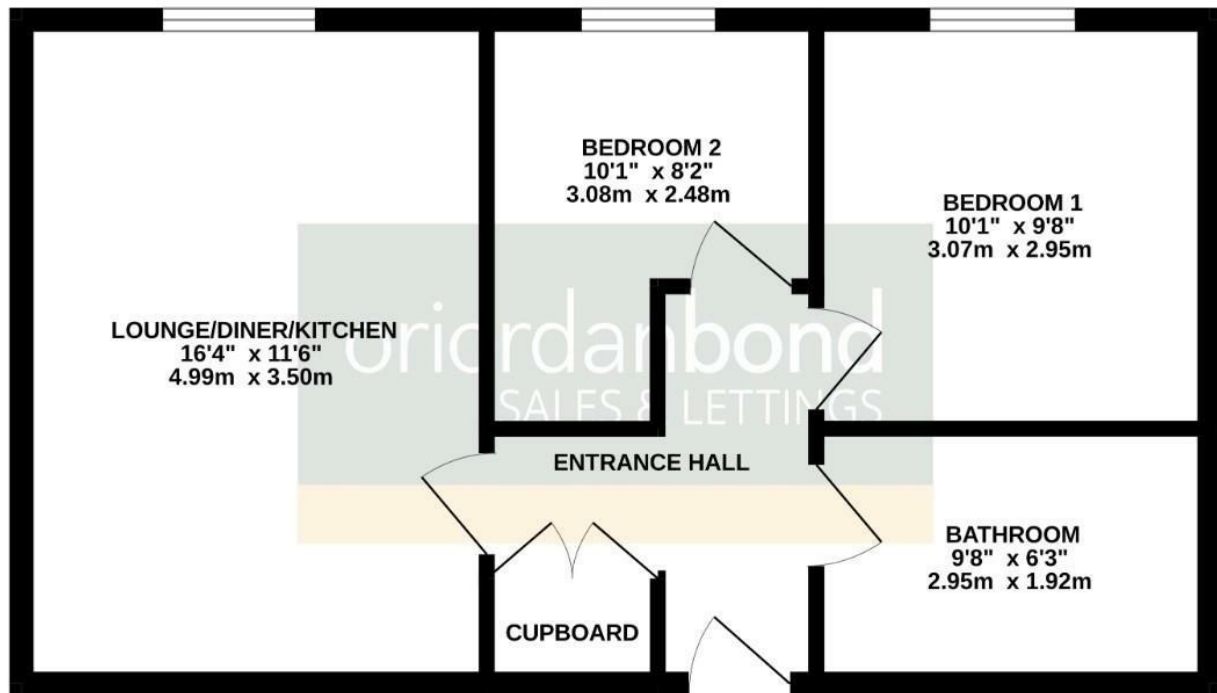
Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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