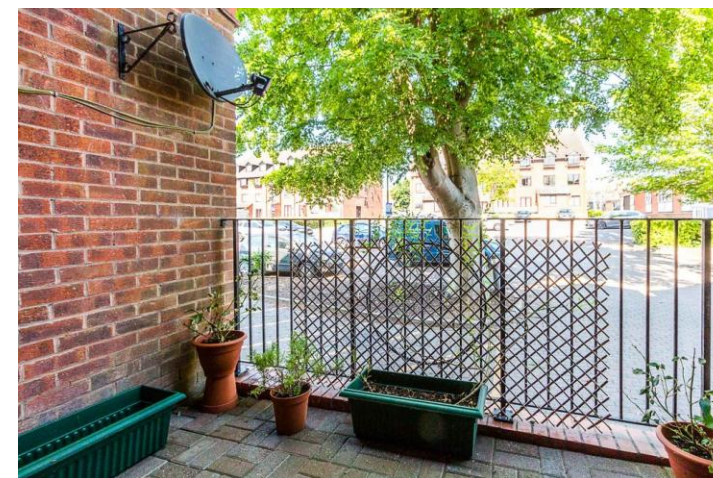


Total area: approx. 57.9 sq. metres (623.2 sq. feet)

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.



## Ashleigh House Rushden NN10 0RU Leasehold Price £115,000

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

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

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



**Offered with no upward chain, and conveniently located for easy access to the town centre, is this two bed roomed ground floor flat. Further benefits include one allocated off road parking space, two balconies, and electric heating. The accommodation briefly comprises entrance hall, kitchen, living room, two bedrooms, bathroom, two balconies and off road parking.**

Enter via front door to:

#### **Entrance Hall**

Electric heater, two cupboards (one housing hot water tank), doors to:

#### **Lounge**

13' 8" x 10' 4" (4.17m x 3.15m)

Patio doors to front aspect (onto balcony which is block paved and enclosed by metal railings), electric heater, through to:

#### **Kitchen**

6' 2" x 7' 1" (1.88m x 2.16m) (This measurement includes area occupied by kitchen units)

Comprising base level units providing work surfaces, stainless steel single drainer sink unit with cupboard under, built-in stainless steel oven, ceramic hob, extractor hood, plumbing for washing machine, space for under counter fridge, tiled splash backs.

#### **Bedroom One**

12' 0" x 11' 5" (3.66m x 3.48m)

Window to front aspect, electric heater.

#### **Bedroom Two**

13' 10" x 7' 11" (4.22m x 2.41m)

Patio doors to front aspect (onto balcony which is block paved and enclosed by metal railings).

#### **Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, extractor, tiled splash backs.

#### **Outside**

There is allocated parking for one car and there are visitor parking spaces which you have to pay for.

#### **Material Information**

We understand the lease has 90 years remaining. The ground rent, maintenance and service charges are £1,095 per annum. The vendor also pays £337 per annum for a parking space. This information is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

#### **Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band A (£1,580 per annum. Charges for 2025/26).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **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](http://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.**

