



**Freemans Court Station Road, Rushden NN10 9FS**

**welcome to**

**Freemans Court Station Road, Rushden**

This Two bedroom Upper floor Apartment situated in Rushden offering an allocated parking space. The apartment comprises; entrance hall, lounge/diner, kitchen, two bedrooms and the bathroom.



### **Entrance Hall**

Entered via door to the front aspect, storage cupboard with boiler in, access to the loft space, radiator and doors to all rooms.

### **Lounge / Diner**

16' 10" x 11' 1" ( 5.13m x 3.38m )

Double glazed window to the side aspect, double glazed French doors with Juliet Balcony and two radiators.

### **Kitchen**

8' 7" x 7' 2" ( 2.62m x 2.18m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, integrated washing machine, integrated fridge/freezer and double glazed window to the front aspect.

### **Bedroom One**

11' 1" x 9' 7" ( 3.38m x 2.92m )

Double glazed French doors with Juliet balcony and radiator.

### **Bedroom Two**

8' 2" x 7' ( 2.49m x 2.13m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Double glazed window to the front aspect, WC, wash hand basin, walk in double shower cubicle, extractor fan, full tiling and heated towel rail.

### **Externally**

#### **Parking**

One space allocated to the apartment.



***view this property online*** [williamhbrown.co.uk/Property/RSD110179](http://williamhbrown.co.uk/Property/RSD110179)



welcome to

## Freemans Court Station Road, Rushden

- UPPER FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINER
- ALLOCATED PARKING SPACE
- CLOSE TO RUSHDEN TOWN CENTRE

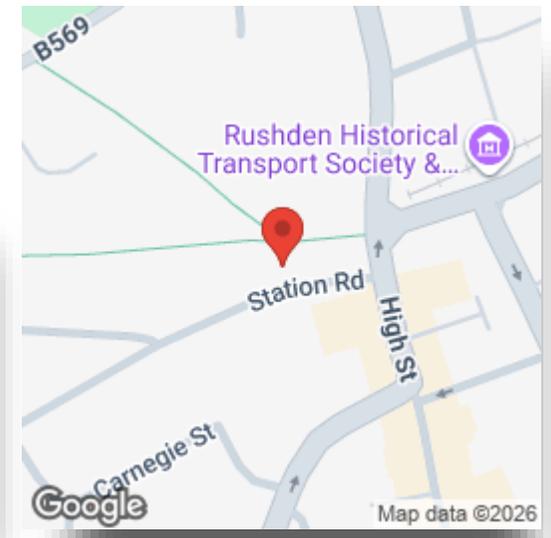
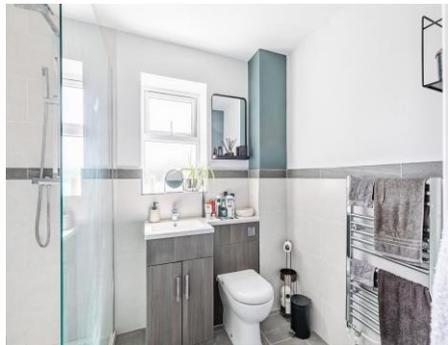
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/RSD110179](http://williambrown.co.uk/Property/RSD110179)



Property Ref:  
RSD110179 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01933 410717**



[Rushden@williambrown.co.uk](mailto:Rushden@williambrown.co.uk)



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



[williambrown.co.uk](http://williambrown.co.uk)