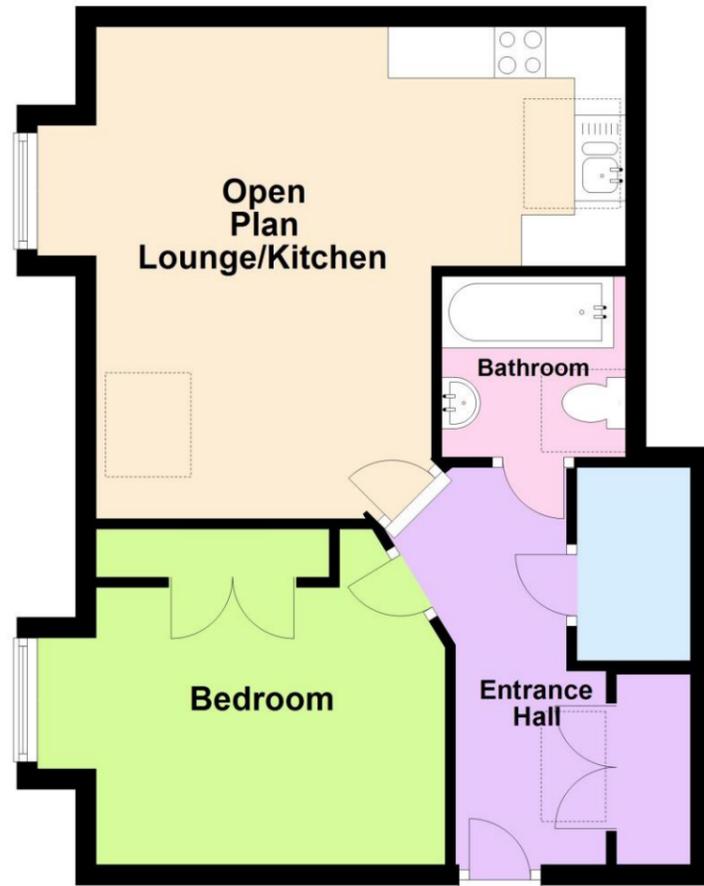


## Second Floor

Approx. 496.6 sq. feet



Total area: approx. 496.6 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.



## Rectory Gardens Irthlingborough NN9 5LA Leasehold Price 'Offers in excess of' £110,000

**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



**Situated close to Irthlingborough's High Street shops and amenities is this very well presented modern one bed roomed second floor apartment with benefits to include uPVC double glazing, electric heating, refurbished kitchen with refitted built-in appliances and offers allocated off road parking for one car and recently refitted vinyl flooring. Irthlingborough also has the added convenience of the recently constructed Rushden Lakes shopping centre and nature reserve with access either by foot or by car. The accommodation briefly comprises communal hallway, entrance hall, open plan living/kitchen area, bedroom, bathroom, communal gardens and allocated parking for one car.**

Enter via front door to:

#### **Entrance Hall**

Skylight to rear aspect, wall mounted storage heater, telephone point, double storage cupboard, further cupboard housing water cylinder and shelving, loft access, doors to:

#### **Open Plan Lounge/Diner/Kitchen**

17' 1" max. x 15' 10" (5.21m x 4.83m) (This measurement includes the area provided by the kitchen units)

#### **Lounge Area**

Window to front aspect, wall mounted electric storage heater, vinyl flooring, T.V. point.

#### **Dining Area**

Skylight to front aspect, vinyl flooring, telephone point.

#### **Kitchen Area**

Refurbished to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, refitted stainless steel built in oven, induction hob, extractor, plumbing for washing machine, fridge/freezer space, vinyl flooring, skylight to rear aspect.

#### **Bedroom**

13' 2" max. x 8' 7" plus wardrobe (4.01m x 2.62m)

Window to front aspect, wall mounted electric heater, double built in wardrobe, telephone point.

#### **Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, shaver point, skylight to rear aspect, towel rail, extractor.

#### **Outside**

Communal garden, allocated parking for one car.

#### **Material Information**

We understand that the property is leasehold and there is 129 years remaining on the lease. The ground rent is approximately £250 per annum, maintenance and service to include building insurance is approximately £1,200 per annum. Your legal representative should check this before making a commitment to purchase.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band A (£1,706 per annum. Charges for 2026/2027).

#### **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.**

