



**Barwick House Duck Street, Rushden  
Northamptonshire NN10 9GP  
Price £95,000 Leasehold**

We are delighted to offer for sale with no onward chain, this GROUND FLOOR apartment, situated in a sought after complex for the over 55's only. Benefitting from two bedrooms, a modern bathroom, kitchen, hall with storage, living room, PVC double glazing and electric heating. Within the complex you will find several communal areas, comprising: a residents lounge, kitchen and laundry room. Externally, there is communal car parking, bin storage, communal garden area and a clothes drying area. Contact our office today to arrange an early viewing.

- No Onward Chain
- Electric Heating and PVC Double Glazing
- Central Location To All Amenities
- Rarely Available GROUND FLOOR Apartment
- Complex For the Over 55's Only
- Two Bedrooms
- Immediate walking distance to the town centre
- Communal Car Park
- Early Viewing Advised
- Energy Efficiency Rating - D57



### Location

Situated on Duck Street, in between Wellingborough Road and Fitzwilliam Street, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D57

Certificate number - 0299-2200-7806-3779-0304

### Leasehold Information

This property is Leasehold.

We are advised by our Vendor client that there are approximately 62 years remaining on the Lease from an original 99 year lease.

### Ground Rent

We are advised that there is NO ground rent payable.

### Service & Maintenance Charges

We are advised that the service charges are £200.00 per month, which also covers buildings insurance.

The cost of the Service Charges are due to be reviewed again in - TBC

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

#### Ground Floor

#### Communal Entrance

Access to communal rooms, stairs & lift.

#### Communal Areas

The communal areas of the development include the car park, front and rear garden areas with sitting out areas, bin store and a drying area. Internally, there is a laundry room, residents lounge with adjoining residents kitchen. There is also the Managers Office.

#### Hall

Two useful storage cupboards. Further cupboard housing hot water cylinder.

### Kitchen 10'2" x 6'10" (3.10m x 2.09m)

Space for appliances.

### Living Room 9'11" x 14'4" (3.03m x 4.38m)

### Bedroom 1 8'7" x 10'10" (2.62m x 3.31m)

Minimum measurement, plus recess.

### Bedroom 2 6'2" x 10'10" (1.88m x 3.31m)

### Bathroom / WC

### Outside

### Communal Parking

On a first come, first serve basis.

### Communal Gardens

Small rear communal gardens. Bin store and drying area.

### 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](http://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

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 50.9 sq. metres (548.3 sq. feet)