



**Hadleigh House Rectory Road, Rushden  
Northamptonshire NN10 0AT  
Price £90,000 Leasehold**

We are pleased to bring to market this ground floor, one bedroom apartment situated in the established block of Hadleigh House. With Woodgrain PVC double glazing, Electric heating, Designated off road parking space and being close to the Town centre within Easy walking distance to local amenities, this property makes an ideal opportunity for a First-Time Buyer or Buy to Let Investor. \*Property is currently let at £675.00pcm to a tenant who would be willing to stay on in situ, should any incoming investor wish for them to do so\* (Floorplan coming soon)

- No Onward Chain
- Allocated Parking Space
- Ideal First Time Purchase
- Energy Efficiency Rating - C74
- Town Centre Location
- One Bedroom
- Ideal Buy To Let Purchase
- Close To Local Amenities
- Secure Phone System Entrance
- Easy Access to A6



### Location

Hadleigh House can be found on Rectory Road, which runs parallel to the High Street, with the block of apartments close to the turning to Queen Street & Albert Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property was constructed in 1987 offered on a 125 year Lease at that time and therefore there are approximately 87 years remaining on the Lease.

### Energy Rating

Energy Efficiency Rating - C74

Certificate number - 9501-3019-7208-7322-9200

### Ground Rent

We are advised that the ground rent is £125.00 per annum.

The cost of the Ground Rent is due to be reviewed again in - TBC

### Service & Maintenance Charges

We are advised that the service charges are £1983.00 per annum

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

#### Hall



### Living Room

### Kitchen

### Bedroom

### Bathroom / WC

### Outside

### Allocated Parking Space

One allocated parking space with a parking permit. Clearly labelled "H3". Visitor spaces available (subject to pay and display ticket).

### 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).





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