



**10 Manton Court Grove Road, Rushden  
Northamptonshire NN10 0JX  
Price £117,500 Leasehold**

We are delighted to offer for sale this two bedroom second floor (top floor) apartment offered to the market for sale with no onward chain, making it an ideal purchase for either first time buyers or indeed as a buy to investment opportunity. Benefitting from a long lease still remaining. Conveniently situated for access to the Town Centre and onto the A6 by-pass, and in our opinion must be viewed immediately to appreciate the overall space and opportunity on offer here.

- No Onward Chain
- 3 of the 5 Windows here are Woodgrain PVC Double Glazed, the other 2 being Double Glazed
- Benefitting From a Long Lease Still Remaining
- Energy Efficiency Rating - D60
- Ideal Buy To Let Investment or Ideal First Time Purchase
- Two Bedrooms
- Electric Heating
- All Local Amenities Within Walking Distance
- Good Size Living Room
- Allocated Parking Space





### Location

Manton Court is situated on the corner of Manton Road and Grove Road, with Grove Road being situated off Newton Road and Manton Road being situated off Park Road. The block is identified by our external 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - D62

Certificate number - 2130-2108-2050-7101-9301

### Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was offered on a 99 year Lease as of 2017 and therefore there are approximately 92 years remaining on the Lease.

### Ground Rent

We are advised that the ground rent is £230.00 per annum.

The cost of the Ground Rent is now capped.

### Service & Maintenance Charges

We are advised that the service charges are £1,109.00 per annum, including buildings insurance.

The cost of the Service Charges are due to be reviewed again in - To Be Advised.

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

#### Communal Hallway and Staircase

#### Porch

#### Hall

Loft access.

#### Living Room 14'4" x 14'7" (4.37 x 4.45)

Maximum measurement.

#### Kitchen 6'11" x 10'4" (2.11 x 3.14)

Electric oven. Electric hob. Extractor. Plumbing for washing machine. Space for fridge/freezer.

#### Bedroom 1 10'0" x 12'1" (3.05 x 3.69)

Plus built in wardrobes & airing cupboard housing hot water cylinder.

#### Bedroom 2 8'1" x 7'2" (2.46 x 2.19)

#### Bathroom / WC

#### Outside

#### Front, Side and Rear

Communal garden areas and bin store.

#### Off Road Parking Space

For one vehicle via a designated space.

#### 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)

#### Money Laundering Regulations 2017

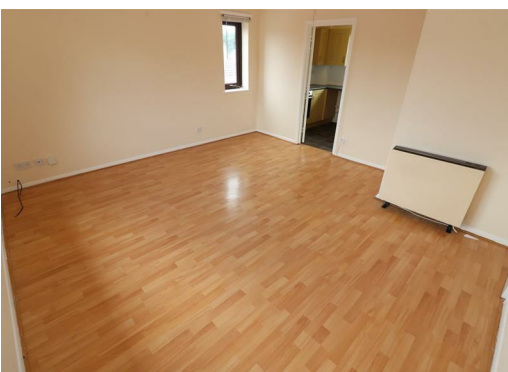
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

#### 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.

#### Disclaimer

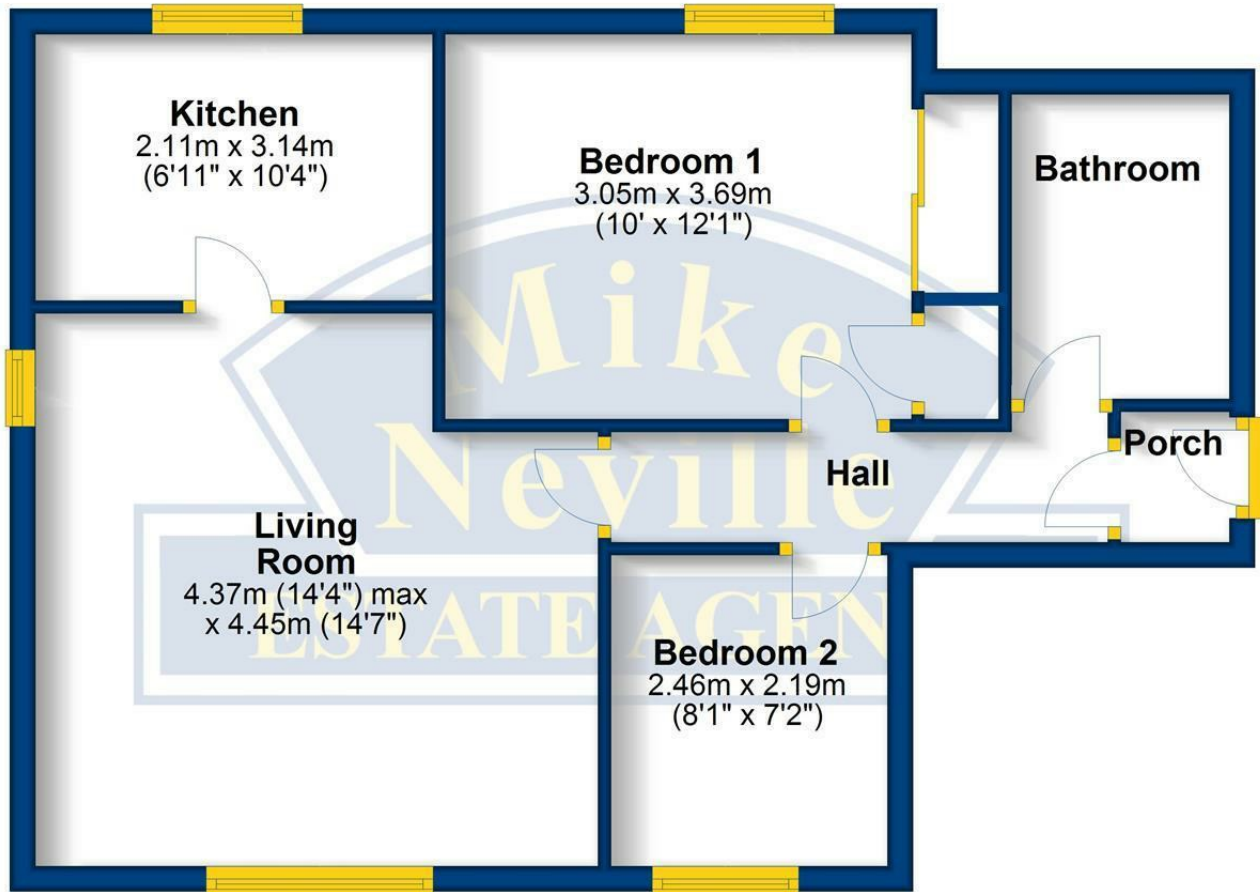
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





## Second Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 sq. feet)