

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Spencer Court

Station Road, Rushden, NN10 9TJ

Offers Over £60,000



Prime Choice are delighted to offer this one bedroom second floor flat, located within Spencer Court on Station Road, Rushden. The property is well placed for access to Rushden town centre, local shops, amenities, transport links and Rushden Lakes.

The accommodation comprises an entrance hallway, open plan lounge/kitchen, one bedroom and bathroom. The property further benefits from electric heating, allocated parking, white goods and built-in wardrobes.

This flat would make an ideal first time purchase or investment opportunity. Whole building shown. Spencer Court is located on the corner of Midland Road and Station Road.



Entrance Hallway

Door into hallway with door leading to lounge/kitchen, bedroom and bathroom.

Open Plan Lounge / Kitchen

17'01 x 09'07 (5.21m x 2.92m)

Window to front and rear elevation. Storage heater and electric heater. Kitchen fitted with matching base and eye level units with worktop space, sink and drainer.

Bedroom

09'04 x 08'05 (2.84m x 2.57m)

Window to front elevation and electric heater. Built in wardrobe.

Bathroom

08'08 x 04'01 (2.64m x 1.24m)

Window to side elevation, electric fan heater, electric shower over bath, low level WC and wash hand basin.

Lease Details

Term of lease: 99 years from 1985 (63 years remaining).

Service charge: £84.60 per month.

*We have been informed that the management company advised of a cost of £15,000 to extend the lease.

Disclaimer

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 will be 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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

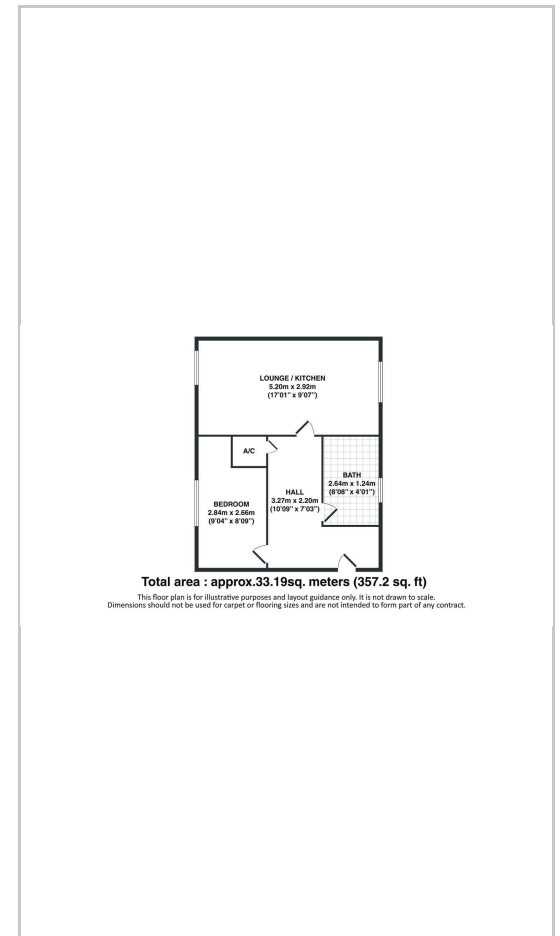
7. Details of our privacy policy can be found at www.primechoiceproperties.co.uk

*Video Tour and pictures were taken prior to the existing Tenancy commencing in September 2020 and the property may differ

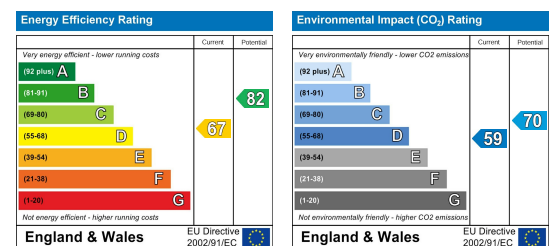
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.