



**13 Hadleigh House, Rushden  
Northamptonshire NN10 0AT  
Price £75,000 Leasehold**

**\*VERY WELL PRICED, TO SELL\*** Mike Neville Estate Agents are pleased to bring to market this first floor, one bedroom apartment, offered for sale with no onward chain. Situated in the established block of Hadleigh House, with woodgrain PVC double glazing, electric heating, a 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 £470.00pcm to a long-standing tenant who would be willing to stay on in situ, should any incoming investor wish for them to do so\*

- VERY WELL PRICED, TO SELL
- Woodgrain PVC double glazing, electric heating
- Good size Bedroom
- Energy Rating - B83
- First floor, one bedroom apartment
- Good size living room
- Bathroom/WC
- Offered for sale with no onward chain
- Kitchen
- Allocated parking Space



**Location**

Off Rectory Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Council Tax Band**

A

**Energy Rating**

Energy Efficiency Rating - B82

Certificate number - 2230-9172-9050-5007-5001

**Leasehold Information**

This property is Leasehold. We are advised by our Vendor client the property was offered on a 125 year Lease from new with approximately 88 years remaining on the Lease.

**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 - to be confirmed.

**Service & Maintenance Charges**

We are advised that the service charges are £2,040.00 per annum, including buildings insurance.

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

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.

**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.

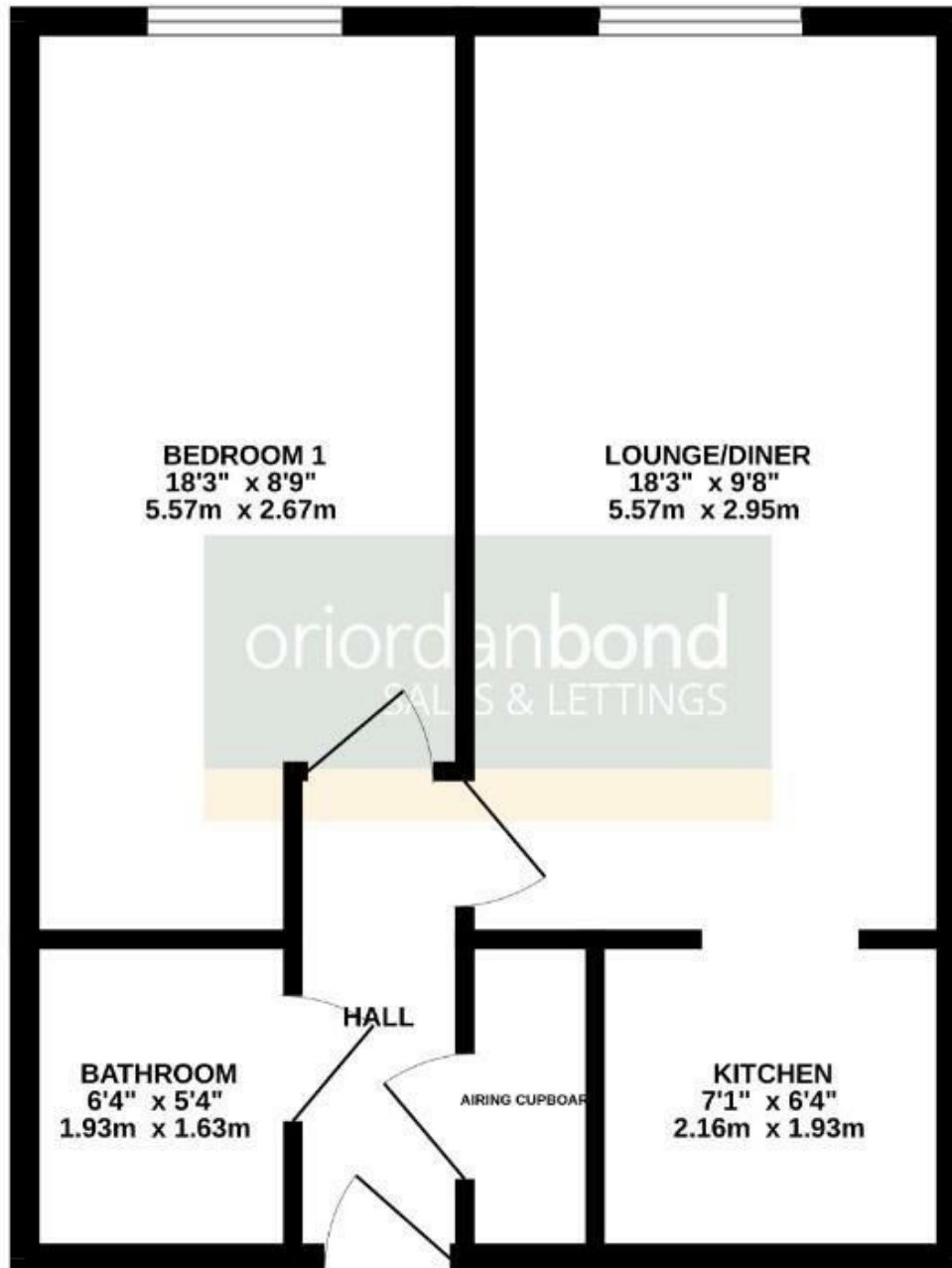
**Money Laundering Regulations 2017**

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  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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