



2, Gilbert House The Drive, Rushden Northants NN10 9ND Price £300,000 Leasehold

Offered to the market with no onward chain is this unique, spacious, light and airy Town Home, being one part of a conversion situated within Gilbert House, a historic building, which was formally Rushden Hospital. This stunning property boasts good size accommodation, with the development surrounded by beautiful green areas, and provides its own enclosed garden and two designated parking spaces. An immediate viewing of this property is essential to appreciate all that has to offer. Ideal first time purchase, buy to let investment or indeed family home. Three double bedrooms, en-suite shower room/WC, family bathroom/WC with separate shower, landing, hall with storage, ground floor cloakroom/WC, large lounge/dining room and well appointed kitchen/breakfast room. Gas radiator central heating is complemented by double glazing. Viewing advised.

TENURE: LEASEHOLD

- Offered to the market with no onward chain
- Unique, spacious, light and airy Town Home
- Situated within Gilbert House, a historic building, which was formally Rushden Hospital
- Good size accommodation
- Enclosed garden and two designated parking spaces
- Three double bedrooms, en-suite shower room/WC, family bathroom/WC with separate shower, landing
- Hall with storage, ground floor cloakroom/WC, large lounge/dining room and well appointed kitchen/breakfast room
- Gas radiator central heating is complemented by double glazing
- Viewing advised
- Energy Rating - B82



Location

Gilbert House can be found on Hensman Close, which in turn can be found off Catlin way, off Wymington Road. Gilbert House is also accessed off The Drive, off Wymington Road, which is where the parking spaces are situated and main access to the block itself. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - B82

Certificate number - 0740-3896-7499-9728-2905

Ground Rent

We are advised that the ground rent is £0.00 per annum.

The cost of the Ground Rent is due to be reviewed again in N/A.

Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property there are approximately 990 years remaining on the Lease from an original 999 year lease.

Service & Maintenance Charges

We are advised that the service charges are £2,020.80 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.

Additional Information

Allocated parking spaces for two vehicles - clearly labelled.

Fully enclosed garden with private gated access.

Hallway to property accessed via Gilbert House itself, via a communal hallway.

Property also accessed via the garden gate access, via the garden, via the kitchen/breakfast room door.

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

Disclaimer

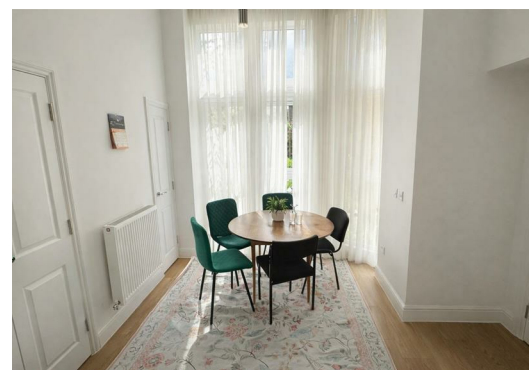
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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

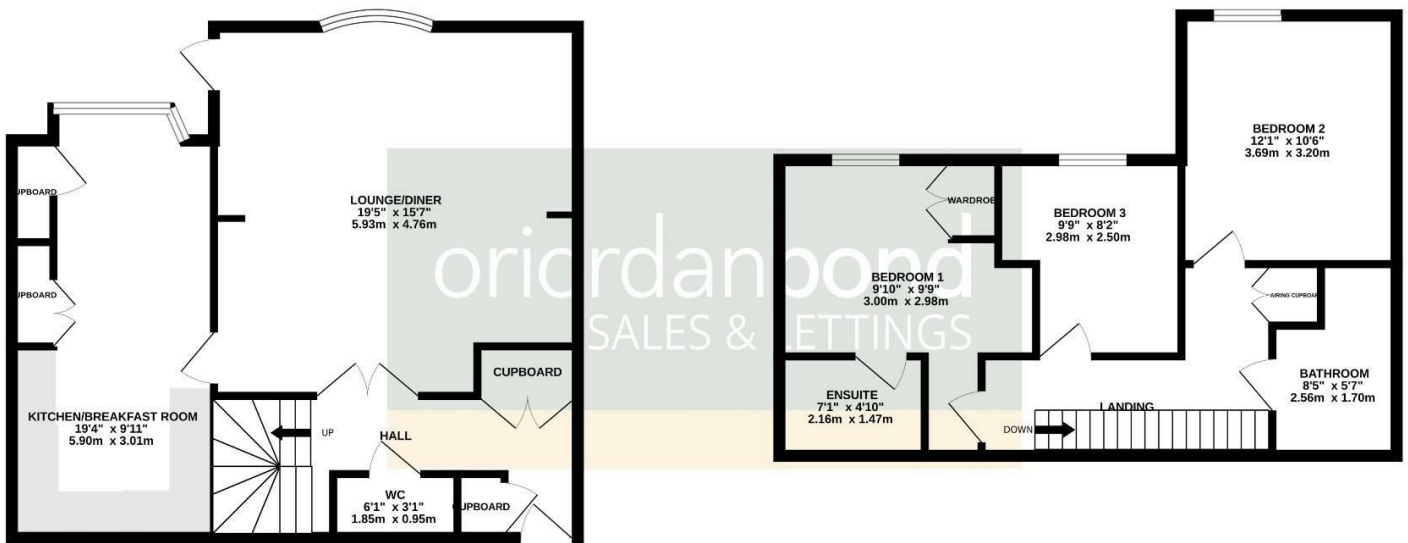
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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