



**The Linnetts 11 Park Road, Rushden  
Northamptonshire NN10 0RW  
Price £150,000 Leasehold**

**\*BARGAIN BUY! \*HUGE GROUND FLOOR APARTMENT\*** The Linnetts is exclusively for the age group 55 years and over only and is situated within a converted Victorian house, set within the beautiful communal grounds of Russell Court. Offered for sale with no onward chain is this stunning, extremely spacious, ground floor apartment providing over 1,178 sq ft of accommodation (plus a cellar). The property boasts a large sitting room, separate dining room, two bedrooms with access to a Jack 'n' Jill bathroom and dressing room to bedroom 2, kitchen, separate WC and the cellar. Contact our office today for more information or to book a viewing appointment. **DO NOT MISS OUT ON THIS ONE!**

- No Onward Chain
- Exclusively for the age group 55 years and over
- Close to all Local Amenities
- Spacious rooms throughout
- Two large reception rooms
- Two Bedrooms
- Jack n Jill Shower room
- Cellar
- Communal Gardens and Parking
- Energy Efficiency Rating - D60



### Location

The Linnetts is situated off Park Road, close to the turning opposite into Griffith Street. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

The apartment has its own access at the front of The Linnetts.

### Energy Rating

Energy Efficiency Rating - D60

Certificate number - 9380-2022-0300-2707-8085

### Council Tax Band

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### Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was converted in 2005, and offered on a 125 year Lease at that time and therefore there are approximately 105 years remaining on the Lease.

### Ground Rent

We are advised that there is No ground rent applicable on the property.

### Service & Maintenance Charges

We are advised that the service charges are £2,117.60 per annum.

The cost of the Service Charges are due to be reviewed again in November 2024

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

##### Entrance Hall

##### Sitting Room 18'11" x 14'11" (5.76 x 4.55)

Plus door recess.

Spacious sitting room, benefitting from a dual aspect to include the large bay window to front, and double doors to one side that open up on to the communal gardens.

##### Bedroom 1 13'11" x 13'0" (4.24 x 3.95)

Maximum measurement, including built in wardrobes.

##### Jack 'n' Jill En-Suite Shower Room / WC

With access off the main hall and bedroom one, and benefitting from a low flush wc, pedestal wash hand basin, as well as a large, floor level shower area.

##### Dining Room 11'0" x 13'11" (3.35 x 4.23)

Minimum measurement, plus cupboard, plus bay window.

Fantastic and bright room, benefitting from a superb bay window, along with built in low level storage.

##### Kitchen 7'7" x 14'10" (2.31 x 4.53)

Absolute maximum measurement, including walkway area through to Bedroom 2.

Modern range of base, wall & drawer units.

Space and plumbing for washing machine.

Built in double oven, hob & extractor fan.

Built in fridge/freezer.

##### Bedroom 2 8'5" x 14'10" (2.56 x 4.53)

### Dressing Room 4'11" x 9'11" (1.51 x 3.03)

Useful room with a window, that could be used for a number of purposes, either as storage, a walk in wardrobe, study or hobby room.

### Cloakroom / WC / Hall

Access to Cellar.

Low flush wc and wash hand basin.

### Lower Ground Floor

#### Cellar 13'7" x 11'11" (4.13 x 3.63)

Maximum measurement, plus stair recess.

Wall mounted gas fired 'Main' combination boiler.

### Outside

#### Front

Overlooking the communal car park and Russell Court grounds.

#### Communal Car Park

For residents and visitors, with a number of spaces, servicing The Linnetts and Russell Court.

#### Russell Court Communal Gardens

Set within the grounds of Russell Court, the Linnetts has communal gardens that surround the building, and provide a pleasant environment and setting.

### 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).

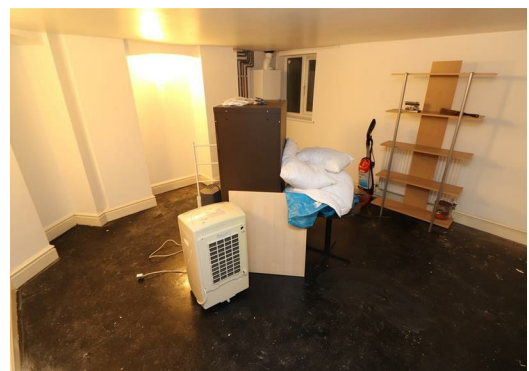
### Floorplans

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

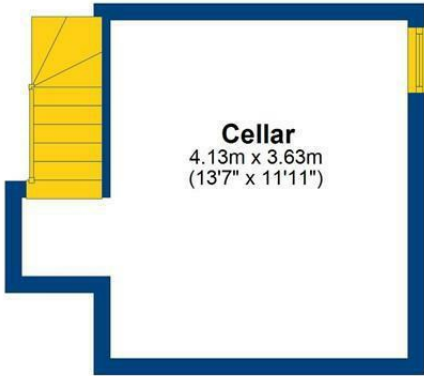
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





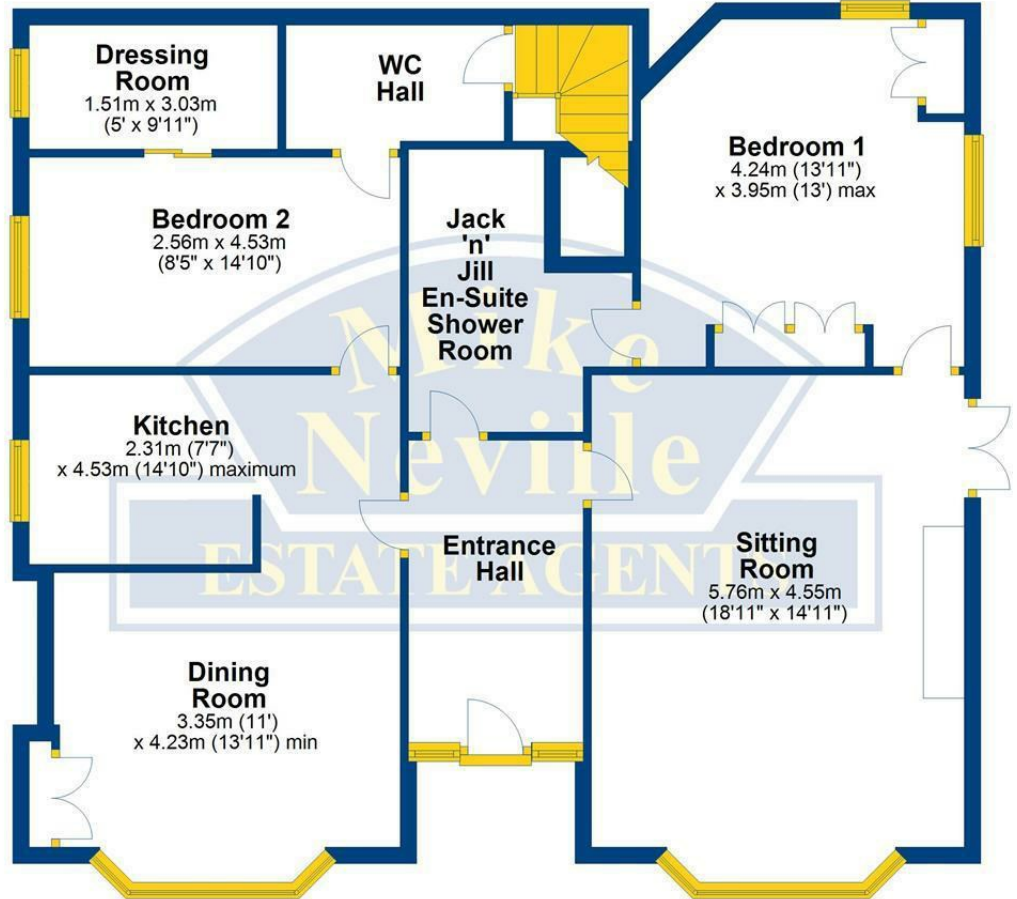
### Cellar

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus cellar, approx. 15.0 sq. metres (161.5 sq. feet)



### Ground Floor

Approx. 109.5 sq. metres (1178.7 sq. feet)



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Plus cellar, approx. 15.0 sq. metres (161.5 sq. feet)