



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



9 Hart Way Rushden NN10 0ZA Leasehold Price £82,250

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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35% SHARED OWNERSHIP PROPERTY - Offered to the market with no upward chain is this modern three bed roomed semi-detached house with off road parking for two cars which is available to buy as a 35% share. The property further benefits from a shower room, rear garden and a ground floor cloakroom. The accommodation briefly comprises entrance hall, living room, kitchen/dining room, rear hall, cloakroom, three bedrooms, shower room, rear garden and off road parking for two cars.

Enter via front door to:

Hallway

Stairs rising to first floor landing, radiator, doors to:

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Windows to front and side aspects, radiator, door to:

Kitchen/Dining Room

15' 2" x 9' 11" (4.62m x 3.02m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine and dishwasher, under stairs storage cupboard, radiator, window to rear aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, door to:

Rear Lobby

Door to rear aspect, radiator, door to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, radiator, tiled splash backs.

First Floor Landing

Loft access, doors to:

Bedroom One

15' 0" max x 9' 8" max (4.57m x 2.95m)

Two windows to front aspect, radiator, built-in wardrobe.

Bedroom Two

13' 11" x 7' 7" (4.24m x 2.31m)

Window to rear aspect, radiator.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

Window to rear aspect, radiator.

Shower Room

Comprising low flush W.C., pedestal wash hand basin, walk-in shower with glass screen, tiled splash backs, radiator, window to side aspect.

Outside

Front - Border stocked with bushes, driveway providing off road parking for two cars.

Rear - Patio area, mostly lawn, wooden decked area, wooden shed, outside tap, outside electrical point and light, enclosed by wooden fencing with gated side pedestrian access.

N.B.

The property is leasehold and we understand the lease was granted for 99 years from 2014 (88 years remaining).

The associated costs for the rent and other charges are as follows:

- Rent - £341.81
- Service charge - £20.93
- Management Fee - £25.95
- Property Insurance - £5.64

- TOTAL monthly payment due: £394.33 for 2025/26.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,106 per annum. Charges for 2025/26).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

