

Rectory Road Rushden

richard james

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Total area: approx. 74.5 sq. metres (802.3 sq. feet)



Rectory Road Rushden NN10 0AD Leasehold Price 'Offers in excess of' £155,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered with no chain and converted from a former shoe factory is this two double bedroomed second floor apartment which offers larger than average living accommodation and off road parking. The property is situated in the town centre and is convenient for all local amenities. Further benefits include high ceilings, gas radiator central heating, a four piece bathroom suite and built-in kitchen appliances. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, two bedrooms, bathroom and off road parking.

Enter via front door to:

Entrance Hall

Radiator, coving to ceiling, security intercom, loft access, storage cupboard, laminate flooring, doors to:

Lounge/Dining Room

19' 7" x 17' 7" max narrowing to 11' 4"(5.97m x 5.36m)

Three windows to side aspect, two radiators, skylight, coving to ceiling. laminate flooring.

Kitchen/Breakfast Room

12' 0" x 9' 8" (3.66m x 2.95m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, ceramic hob, extractor hood, built-in fridge and freezer, built-in washing machine, tiled splash backs, tiled floor, radiator, coving to ceiling, window to rear aspect, wall mounted gas combination boiler serving domestic central heating and hot water systems.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Window to rear aspect, radiator, coving to ceiling, laminate flooring.

Bedroom Two

11' 8" x 7' 0" (3.56m x 2.13m)

Window to rear aspect, laminate flooring, coving to ceiling, radiator.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, corner shower cubicle, tiled splash backs, heated towel rail, window to rear aspect, coving to ceiling.

Outside

Allocated parking space and use of visitor spaces.

Material Information

The property tenure is Leasehold. We understand there are approx. 88 years left on the lease, the service charge is approx. £133.33 per month (£1,600 per annum) and this includes your buildings insurance. The ground rent is £100 per annum. These details should be checked your legal representative before entering a commitment to purchase.

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 A (£1,662 per annum. Charges for 2026/27).

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.

