



**16 Hadleigh House, Rushden  
Northamptonshire NN10 0AT  
Price £110,000 Leasehold**

\*PRICED TO SELL!\* Offered for sale is this extremely spacious modern leasehold purpose built maisonette situated on the second and third floors of this purpose built modern building. The property is within walking distance and close proximity of Rushden Town Centre and all local amenities. The property is an ideal First Time Purchase or Buy To Let Investment opportunity. Comprising entrance hall, lounge/dining room, kitchen and bathroom. To the first floor there are two double bedrooms and a landing. To the outside of the property is a reserved parking space for one vehicle. We are advised that the property is offered on a 125-year lease from 1988, with relevant ground rent and service/maintenance charges.

\*TENURE - LEASEHOLD

\*COUNCIL TAX BAND - A

- Priced to Sell!
- Bathroom
- Close Access To A6
- Energy Efficient Rating - EPC Ordered
- Two Double Bedrooms
- Reserved Parking For One Vehicle
- Ideal First Time Purchase or Buy To Let
- Spacious Lounge/Dining Room
- Rarely available Maisonette
- Walking Distance To Rushden Town Centre



## Location

On Rectory Road, opposite Albert Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

## Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property was constructed in 1988, offered on a 125 year Lease at that time and therefore there are 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 - TBC.

## Service & Maintenance Charges

We are advised that the service charges are £125.00 Per Annum. Lastly a service charge to be £1,983.00 per annum.

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

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

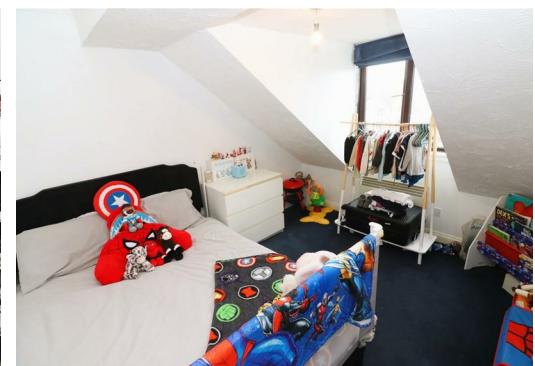
### Ground Floor

#### Communal Entrance

#### Second Floor of Building

#### Entrance Hall to Number 16

#### Lounge/Dining Room 18'10" x 13'10" (5.76mx 4.24m )



## Kitchen 8'9" x 5'7" (2.69m x 1.71m)

## Bathroom / WC 6'2" x 5'6" (1.90m x 1.68m)

## First Floor to Number 16

### Bedroom 1 17'1" x 8'9" (5.22m x 2.69m)

### Bedroom 2 10'11" x 9'9" (3.34m x 2.99m)

## Outside

## Allocated Parking Space

## 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.

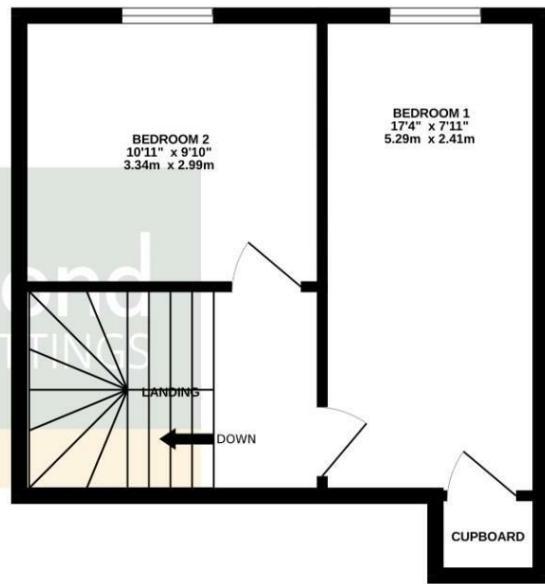
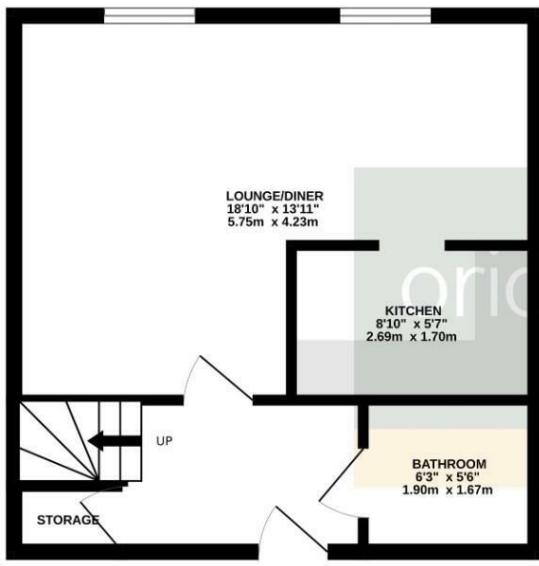
## Money Laundering Regulations 2017

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  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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