



**Barwick House Duck Street, Rushden  
Northamptonshire NN10 9GP  
Price £100,000 Leasehold**

First floor two bedroom apartment situated within an age restricted development for the ages of 55 years and over only. Boasting two bedrooms, kitchen and shower room and a hall featuring two storage cupboards. Barwick House itself benefits from a communal lounge and kitchen, as well as a laundry room. In addition there is a communal car park, and a small outside seating space and gardens to the rear. Offered with no upward chain.

- No onward chain - New 125 Year Lease from 2025
- First floor apartment
- Communal lounge and kitchen
- Energy Efficiency Rating - C80
- Town Centre location
- Two bedrooms
- Communal garden
- For the age group of 55 years and over only
- Communal laundry room
- Communal parking





### Location

Situated on Duck Street, in between Wellingborough Road and Fitzwilliam Street, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - C80

Certificate number - 9220-7035-3002-0704-0306

### Leasehold Information

This property is Leasehold.

We are advised by our Vendor client that the property was constructed in 1989. With respect to the length of the lease - there is no current lease on the property, but the vendor clients are arranging to have a new lease drawn up, which should be for 125 years, from 2026 to 2150, less one day.

### Ground Rent

We are advised that there is NO ground rent payable.

### Service & Maintenance Charges

We are advised that the service charges are £200.00 per month, which also covers buildings insurance.

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.

### Communal Entrance

### Ground Floor

### Communal Areas

The communal areas of the development include the car park, front and rear garden areas with sitting out areas and a drying area. Internally, there is a laundry room, residents lounge with adjoining residents kitchen. There is also the Managers Office.

### First Floor

### Accommodation



### Hall

### Bedroom 1 8'7" x 10'10" (2.62 x 3.30)

Minimum measurement, plus recess.

### Bedroom 2 6'2" x 10'10" (1.88 x 3.30)

### Wet Room

### Living Room 9'11" x 14'3" (3.02 x 4.34)

### Kitchen 10'2" x 6'10" (3.10 x 2.09)

### Outside

### Communal Garden

Small communal gardens surround the building, with a small hardstanding seating area to the rear of the building.

### Communal Parking

On a first come first serve basis.

### 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)

### 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.

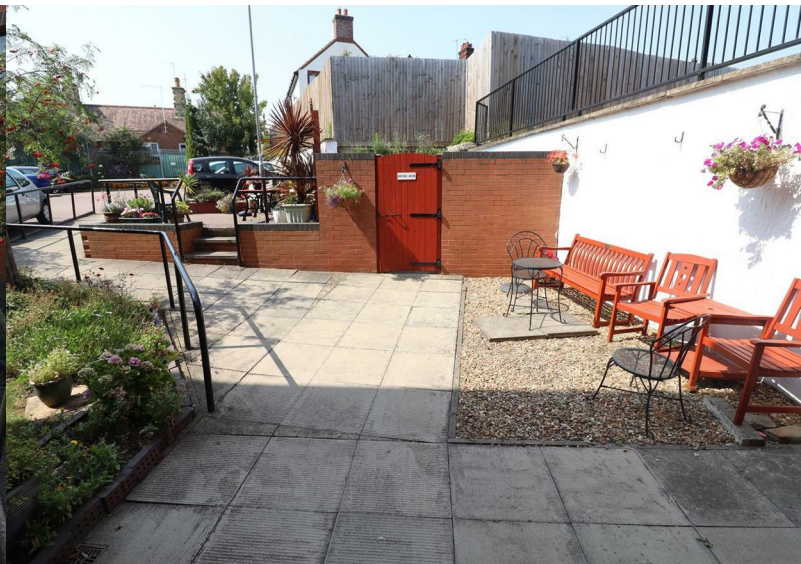
### Money Laundering Regulations 2017

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).

### 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.







## First Floor

Approx. 50.6 sq. metres (545.2 sq. feet)



Total area: approx. 50.6 sq. metres (545.2 sq. feet)