



**7 Highgrove Court, Rushden  
Northamptonshire NN10 0DH  
Price £100,000 Leasehold**

An exciting opportunity to acquire a modern, purpose built, leasehold, ground floor apartment situated in a convenient location for both High Street shops and local amenities. Benefitting from a designated car parking space and modern kitchen and bathroom suites. An ideal purchase for first time buyers or as a buy to let investment. An immediate viewing is highly recommended. \*Property is currently let at £700.00pcm to tenants who would be willing to stay on in situ, should any incoming investor wish for them to do so\*

- No Onward Chain
- Allocated Parking Space
- Ideal First-Time Purchase
- Energy Efficiency Rating - D57
- Town Centre Location
- One Bedroom
- Ideal Buy to Let Purchase
- Close To Local Amenities
- Secure Phone System Entrance
- Easy Access to A6





### Location

Highgrove Court is situated at the Rectory Road end of Portland Road. On turning into Portland Road off Rectory Road, take the first left turning and the block in question can be found on the left hand side. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - D57

Certificate number - 6320-9223-0149-4007-1553

### Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property was constructed in 1990, offered on a 125 year Lease at that time and therefore there are approximately 90 years remaining on the Lease.

### Ground Rent

We are advised that the ground rent is £100.00 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 £711.25 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.

### Communal Entrance

Main entrance to 12 apartments, 4 on each floor.

### Accommodation

#### Ground Floor

#### Communal Hall

#### Entrance Hall

#### Kitchen/Breakfast Room 6'1" x 13'3" (1.85m x 4.05m)

#### Living Room 13'0" x 13'3" (3.95m x 4.05m)



### Bedroom 9'9" x 9'0" (2.96m x 2.74m)

### Bathroom/WC

### Outside

### Front / Rear / Side

Areas of communal lawned gardens. Communal bin store.

### One Allocated Off Road Parking Space

Situated adjacent / close to the block (space and numbering of space to be confirmed by our vendor client).

### 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.

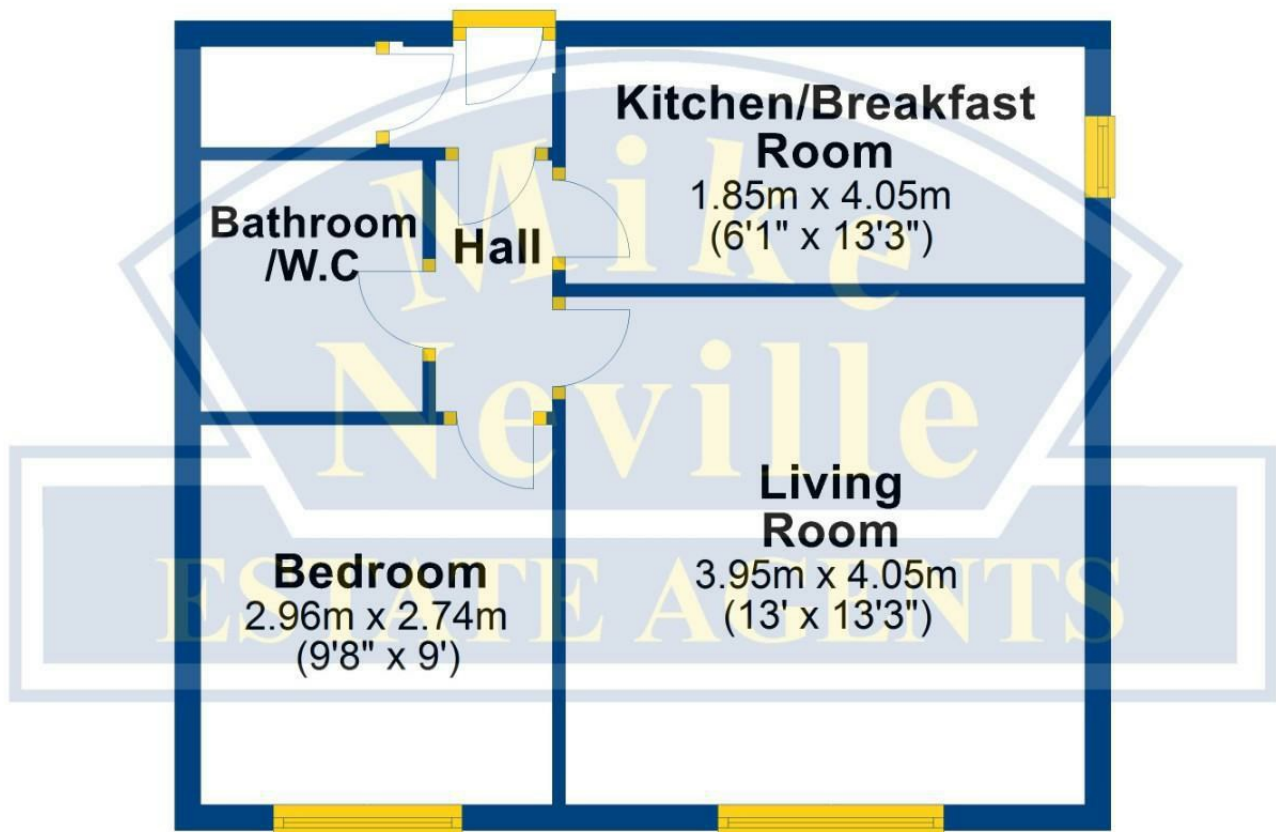
### Money Laundering Regulations 2017

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

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 40.6 sq. metres (437.2 sq. feet)