

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
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www.primechoiceproperties.co.uk



Lovell Court, Irthlingborough, NN9 5SF

£85,000

Prime Choice are pleased to offer for sale this well presented ground floor flat. The property comprises of a living room, fitted kitchen and a bathroom. Additional benefits include UPVC double glazing, electric heating and allocated parking.

Need more information? For FAQs, information about council tax and local schools, area guides and to join our mailing list, visit our website www.primechoiceproperties.co.uk.

Entrance Hall

Wooden door into hallway. Door leading to bedroom, bathroom, living room and storage cupboard. Intercom.

Living Room

11'08 x 11'06 (3.56m x 3.51m)

UPVC double glazed to front elevation. Bay window. Electric heater.

Bedroom

9'09 x 8'05 (2.97m x 2.57m)

UPVC double glazed to front elevation. Electric heater.

Kitchen

11'06 x 5'09 (3.51m x 1.75m)

UPVC double glazed to rear elevation. Fitted base and eye level units. Tiled splash backs. Work space. Power points.

Bathroom

9'09 x 5'08 (2.97m x 1.73m)

UPVC double glazed to rear elevation. Fitted bathroom suite. Shower cubicle with electric shower. Pedestal sink. Low level w.c. Extractor fan.

Lease Details

Lease Details:

Leasehold - 68 years remaining

Ground rent & Maintenance - £65 per month

Disclaimer

Any intending purchaser should confirm the actual amounts payable with their legal adviser once a sale has been agreed, subject to contract.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

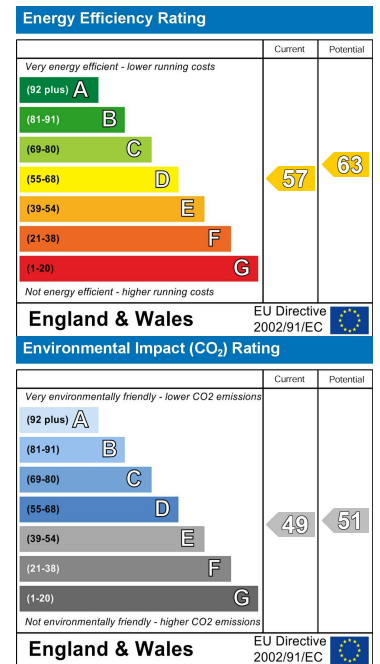


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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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