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## Rectory Gardens

, Irthlingborough, NN9 5LA

**Chain Free £125,000**



Prime Choice are delighted to offer this two-bedroom first-floor apartment, located in a quiet residential area of Irthlingborough. The accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. The bathroom has a shower over bath. There is also a parking space allocated.

Irthlingborough is a popular town with a variety of shops, restaurants, and bars. There are also several parks and green spaces nearby. The town is close to Rushden Lakes, a popular shopping and leisure destination.



## Entrance Hall

09'10" x 08'10" (3.00m x 2.69m)

Doors leading to cupboard, bedroom one, bedroom two, living room and bathroom. UPVC double glazed window to front elevation. Storage heater.

## Living Room

14'06" x 10'08" (4.42m x 3.25m)

UPVC double glazed window to rear elevation. Fitted blind. Storage heater.

## Kitchen

10'07" x 06'02" (3.23m x 1.88m)

UPVC double glazed window to front elevation. Fitted blind. Fitted base and eye level units. Freestanding white goods and oven and hob.

## Bedroom One

10'10" x 08'05" (3.30m x 2.57m)

UPVC double glazed window to rear elevation. Built in wardrobe. Fitted blinds. Electric heater.

## Bedroom Two

10'09" x 07'06" (3.28m x 2.29m)

UPVC double glazed window to rear elevation. Fitted blinds. Electric heater.

## Bathroom

06'11" x 06'01" (2.11m x 1.85m)

UPVC double glazed window to front elevation. Fitted white bathroom suite. Pedestal sink. Low level w.c. Towel rail.

## Lease Details

Service charge: £105 per month (previous year was £86 per month, the charge has been inflated this year due to fire doors being renewed)

Ground rent: £169 per annum

## 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.

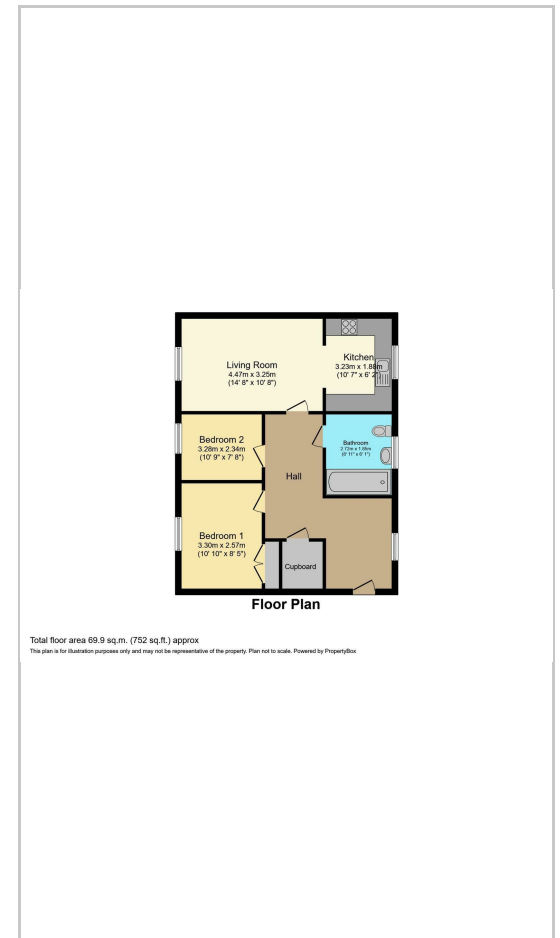
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

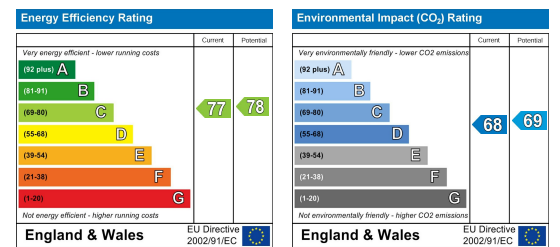
## Area Map



## Floor Plans



## 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.