

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
 Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Birch Road

, Rushden, NN10 0JR

£95,000



*HIGHLY RECOMMEND VIEWING * Available mid January is this very spacious one bedroom second floor flat, in excellent condition. The benefits include gas central heating and double glazing. Off road parking. This accommodation comprises lounge / diner, fitted kitchen with white goods, bathroom with shower over bath, additional room which can be used as a large walk in wardrobe / study.
 Council Tax Band A.
 Whole building shown.

Property Available : 12th January 2022

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



Entrance Hall

Wooden door leading to entrance hallway. Doors to cupboards, bathroom, living room/diner, study and bedroom.

Living Room/Diner

14'08" x 10'07" (4.47m x 3.23m)

UPVC double glazed window to front elevation. Radiator. Power points.

Kitchen

10'07" x 07'00" (3.23m x 2.13m)

UPVC double glazed window to rear elevation. Fitted units and work tops, stainless steel sink and drainer unit, splash backs, ample power points.

Bedroom

10'10" x 09'00" (3.30m x 2.74m)

UPVC double glazed window to front elevation. Radiator. Power points.

Bathroom

06'07" x 05'11" (2.01m x 1.80m)

UPVC double glazed window to the rear elevation. Fitted three piece suite comprising: bath with taps, wash hand basin, w.c, shower over bath.

Study / Dressing Room

05'11" x 04'11" (1.80m x 1.50m)

Sockets. Coat hooks.

Lease Details

Details to follow.

95 years remaining on the lease.

Marketing

Please note, the Video Tour and Property Pictures were taken prior to the current tenancy commencing.

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.

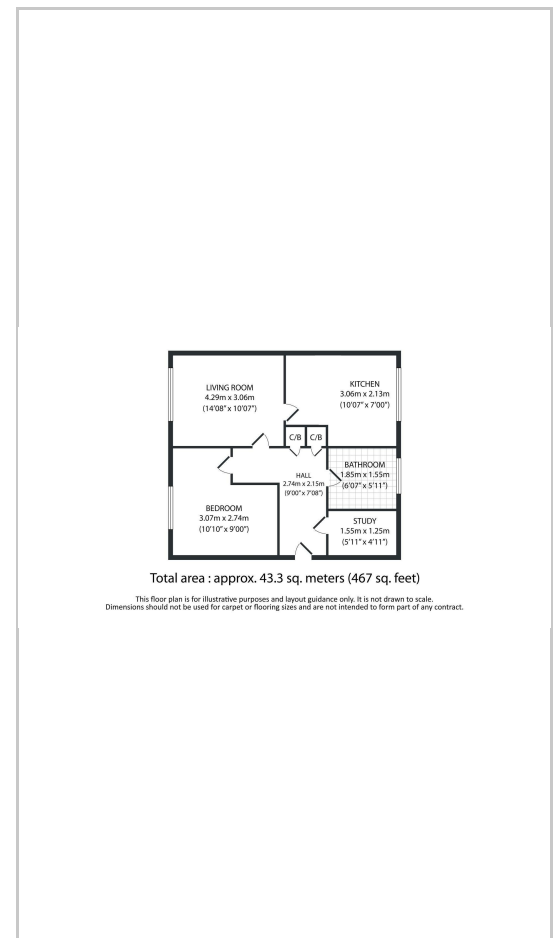
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

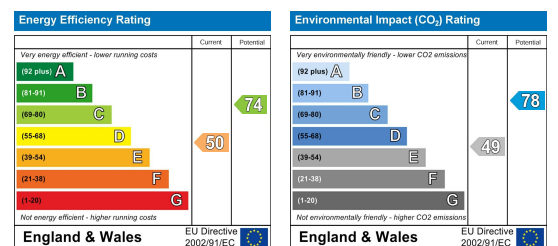
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.