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## Royal Oak Court

St.Peters Way, Irthlingborough, NN9 5SD

£65,000



\*VIDEO TOUR AVAILABLE\* Prime Choice are pleased to present this one bedroom first floor flat. Located conveniently close to the High Street and near to the Rushden Lakes development. The property benefits from storage heating as well as double glazing and off road parking. The accommodation comprises a lounge, fitted kitchen with white goods, and bathroom.

Please note, the property currently has a tenant in situ and the marketing was prepared prior to the tenancy commencing.

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



## Hallway

Door into hallway with door leading to lounge, bathroom and bedroom. Storage Heater. Door to immersion cupboard.

## Living Room

14'06 x 09'09 (4.42m x 2.97m)

Double Glazed to front elevation. Storage Heater.

## Kitchen

09'09 x 06'00 (2.97m x 1.83m)

Double glazed window to rear elevation, fitted with matching base and eye level units with worktop space, sink and drainer and electric oven and hob.

## Bedroom

11'03 x 09'05 (3.43m x 2.87m)

Double glazed to front elevation. Electric heater.

## Bathroom

06'04 x 06'00 (1.93m x 1.83m)

Double glazed to rear elevation, electric heater, bath, low level WC and wash hand basin.

## Rental yield

Gross rent: £5,700

Ground rent: £100

Service charge: £1098.83

Net income: £4,501.17

Gross yield: 8.76%

Net yield: 6.92%

## Lease details

- Lease details: 69 years remaining

- Ground rent & service charge: £99.90 per month.

\*Please note that the management company charge a fee to confirm the cost of the lease extension. The seller is not interested in pursuing this, which has been taken into consideration with the asking price. If you are interested in purchasing the property with a mortgage, you must check with your mortgage provider if they will lend on the property due to the short lease.

## Disclaimer

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.

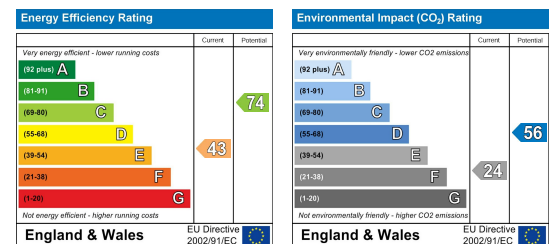
## Area Map



## 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.