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## Highgrove Court

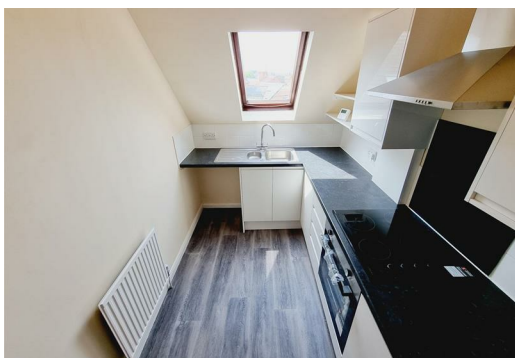
, Rushden, NN10 0DH

£115,000



Prime Choice are delighted to offer for sale this beautifully presented 2nd floor flat with no chain. The property comprises of a living room, double and single bedroom, bathroom and a newly fitted kitchen. Additional benefits include gas central 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.



## Entrance

Wooden door leading to entrance hallway.

## Hall

Radiator. Power point. Doors to bathroom, living room, kitchen & bathroom.

## Living Room

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

## Kitchen

Wooden velux window to rear elevation. Fitted in a matching white gloss range of wall and base units with complimentary black work tops over, stainless steel sink and drainer unit, complimentary splash backs, built in electric oven and hob, extractor fan, washing machine with plumbing. Ample power points. Radiator.

## Master Bedroom

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

## Bedroom

Velux wooden window to rear elevation. Radiator. Power points.

## Bathroom

Velux wooden window to the rear elevation. Three piece suite comprising: bath with mixer taps, wash hand basin and w.c. Radiator.

## Lease Details

Leasehold - 91 years remaining.

Ground Rent & Maintenance (includes buildings insurance) - £63.96 per month (twice yearly payment of £383.81).

## Disclaimer

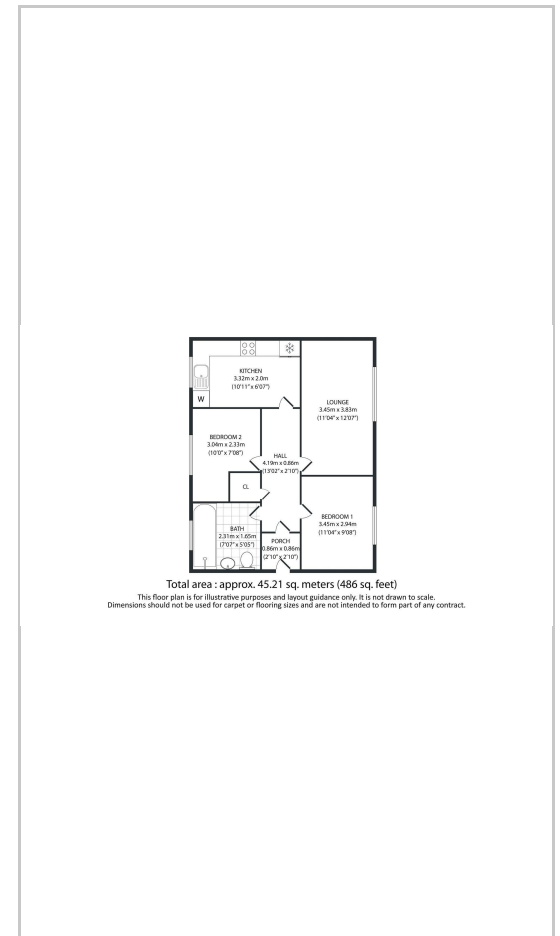
Any intending purchaser should confirm the actual amounts payable with their legal adviser once a sale has been agreed, subject to contract.

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.

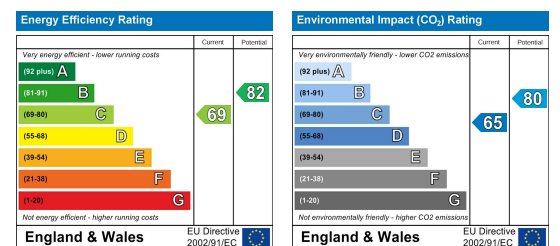
## Area Map



## 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.