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Lime Grove

, Rushden, NN10 6ES

Offers In The Region Of £125,000

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Prime Choice are pleased to offer for sale this spacious two-bedroom ground-floor apartment within the distinctive Lime Grove development in Rushden, formerly the John White shoe factory. Converted to residential use, the building retains a character quite unlike a conventional apartment block, with an impressive central communal atrium, generous shared spaces and extensive communal gardens surrounding the development.

Offered primarily as an investment opportunity with the existing long-term tenant remaining in occupation, the property has been tenanted since 2016 and currently produces a rental income of £725 per calendar month, equivalent to £8,700 per annum. At the asking price of £135,000, this represents a gross rental yield of approximately 6.4%.

The apartment itself offers approximately 822 sq.ft. of accommodation and is considerably larger than many modern two-bedroom apartments. From the entrance hall, the accommodation includes a generous living room, separate fitted kitchen, an unusually spacious principal bedroom with dressing area, a second bedroom and a substantial bathroom.







Living Room
16'0" x 13'2" (4.88m x 4.01m)
A particularly generous main reception room with plenty of space for both seating and additional furniture. A large window provides good natural light, while the proportions of the room create flexibility for a dining area or home-working space if required.

Kitchen
11'4" x 8'9" (3.45m x 2.67m)
Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen includes an oven and hob with extractor over, built-in fridge/freezer and washing machine, together with sink and drainer. A breakfast-bar style area provides additional useful workspace and informal seating.

Bedroom One / Dressing Room
22'8" x 9'9" (6.91m x 2.97m)
An exceptionally long principal bedroom offering considerably more space than would typically be expected in an apartment. Currently utilised as both sleeping and dressing accommodation, the room provides excellent potential for extensive wardrobes, a dressing area or additional study space.

Bedroom Two
15'7" x 6'9" (4.75m x 2.06m)
A useful second bedroom extending to approximately 15ft in length, with a window providing natural light and space for bedroom furniture. Suitable as a child's bedroom, guest room or home office.

Bathroom
11'4" x 7'3" (3.45m x 2.21m)
A generously proportioned bathroom fitted with a white suite comprising bath with thermostatically controlled shower over and glazed shower screen, pedestal wash hand basin and WC. The size of the room provides considerably more space than many apartment bathrooms.

Lease Details
Lease: Approximately 100 years remaining – understood to expire 26 July 2126
Ground Rent: £250 per annum
Service Charge: Approximately £885 per annum

Photograph Disclaimer
Please note: The property is currently occupied by a long-term tenant and consequently contains personal possessions and is presented in a lived-in condition. Selected marketing photographs have been digitally edited to remove personal belongings and visual clutter, allowing prospective purchasers to better appreciate the size, layout and potential of the accommodation.

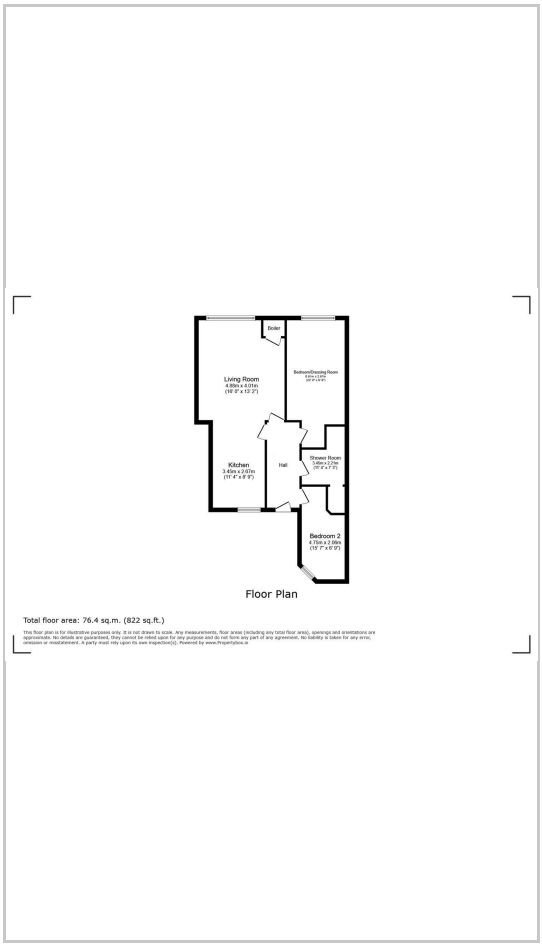
These digitally edited images are provided for illustrative purposes only and do not indicate that refurbishment, redecoration or improvement works have been carried out. The property would benefit from refurbishment and updating throughout, and prospective purchasers should rely upon their own inspection of the property when assessing its present condition.

Disclaimer
1.Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

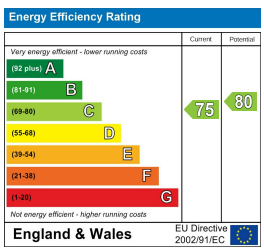
Area Map

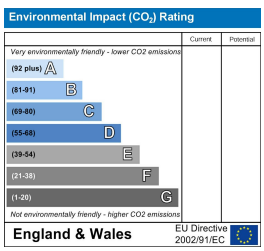


Floor Plans



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.

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