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## Vine Court

High Street, Irthlingborough, NN9 5PU

**Guide Price £70,000**



Prime Choice are delighted to offer for sale this 1 bedroom flat located in Irthlingborough. This ground floor property is ideally located near the new Rushden Lakes Development and provides easy access to Wellingborough train station and surrounding areas. The property comprises of a lounge, kitchen, bathroom and double bedroom. Additional benefits include newly fitted double glazing, electric 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 [www.primechoiceproperties.co.uk](http://www.primechoiceproperties.co.uk).



## Hallway

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

## Living Room

11'10 x 11'04 (3.61m x 3.45m)

UPVC Double Glazed to front elevation. Storage Heater.

## Kitchen

11'04 x 05'10 (3.45m x 1.78m)

UPVC double glazed window to front elevation, fitted with matching base and eye level units with worktop space, sink and drainer and electric cooker.

## Bedroom

09'09 x 08'10 (2.97m x 2.69m)

UPVC Double Glazed to front elevation. Electric Heater.

## Bathroom

06'06 x 05'05 (1.98m x 1.65m)

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

## Lease Details

- Lease details 99 years from 1st January 1991.
- Ground Rent & Service Charge: £105 per month.

## 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.

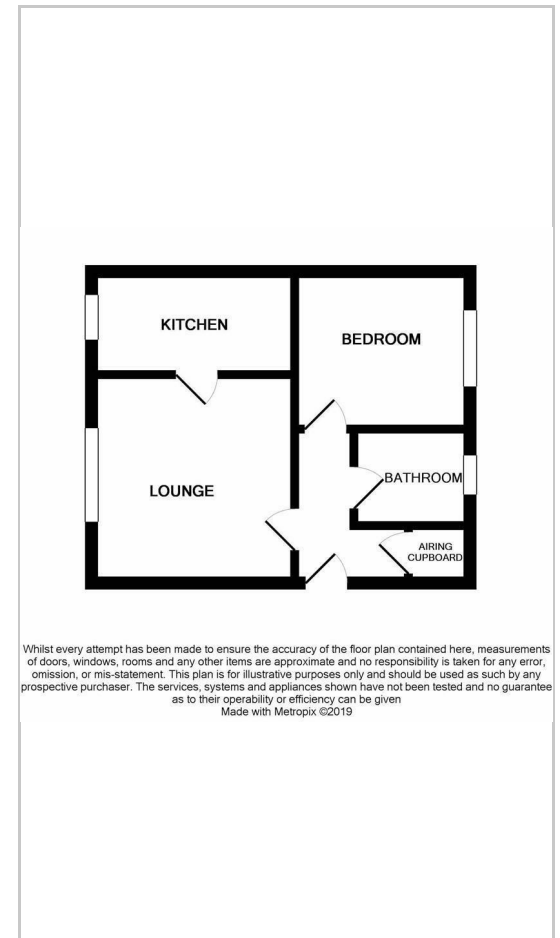
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

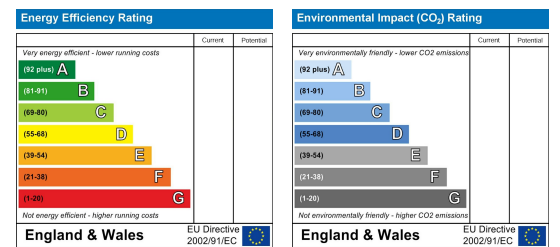


## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.