

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



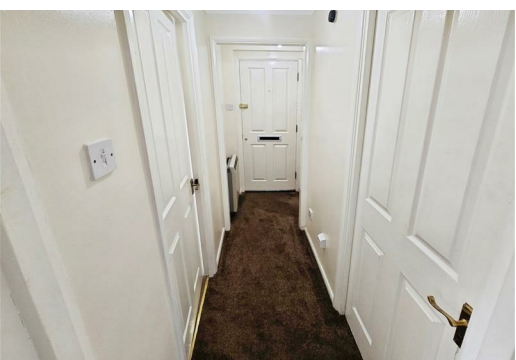
Oliver Close

Rushden, Northants, NN10 0EL

Chain Free £105,000



Available with no onward chain is this ground floor one bedroom flat, ideal for first-time buyers or investors. The accommodation comprises a lounge, fitted kitchen, bathroom, and a double bedroom. Further benefits include electric heating, double glazing, and an allocated parking space. Need more information? For FAQs, council tax bands, local school details, area guides and to join our mailing list, visit our website.



Entrance Hallway

9'04" x 6'00" into recess. (2.84m x 1.83m into recess.)
Door into hallway with door leading to lounge, bathroom and bedroom.

Living Room

17'05 x 09'08 (5.31m x 2.95m)
UPVC double glazed bay window to front elevation, storage heater.

Kitchen

08'06 x 06'05" (2.59m x 1.96m)
UPVC double glazed window to side elevation, fitted with matching base and eye level units with worktop space, sink and drainer.

Bedroom

11' 09" x 07'10" (3.35m 2.74m x 2.39m)
UPVC double glazed window to side elevation and electric heater.

Bathroom

06'05" x 05'10" (1.96m x 1.78m)
UPVC double glazed to side elevation, electric heater, boiler fed shower, bath, low level WC and wash hand basin.

Lease Details

Term of lease: 125 years from 1988.
Service charge: £900 per annum
Ground rent and insurance: £120 per annum.

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

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.

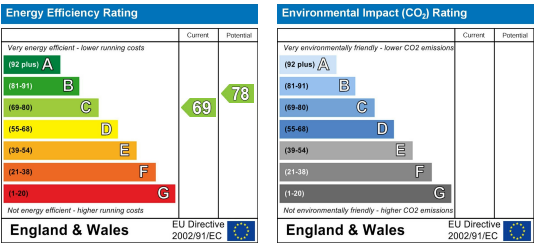
Area Map



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.

