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**Mike  
Neville**  
ESTATE AGENTS



**Ashleigh House Hamblin Court, Rushden  
Northamptonshire NN10 0RU**



**£69,950 Leasehold**

Offered for sale with no upward chain is this one bedroom first floor apartment, being in a well kept condition throughout, and within immediate walking distance of the town centre. Further benefiting from a modern bathroom, replacement PVC windows & allocated off road parking.

- Bedroom
- Hall
- Kitchen
- Allocated parking
- Bathroom/w.c
- Lounge
- Electric heating
- Mains water, electricity & drainage (no gas)

### Location

Ashleigh House is situated within Hamblin Court, accessed by car off the Rectory Road and is also accessible off Hamblin Court off Rushden High Street. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

To be advised.

### Accommodation

#### Ground Floor

#### Communal Entrance Hall

Entrance door with external intercom security system. Access to apartments on the ground, first and second floors.

#### First Floor

Door to number 10.

#### Hall

Lounge 13'10" x 9'6" (4.22m x 2.90m)



Kitchen 6'2" x 7'0" (1.89m x 2.14m)



Bedroom 1 10'6" x 8'9" (3.21m x 2.67m)



### Bathroom/W.C



### Additional Information

Electric heating  
PVC double glazed windows

### Leasehold Information

125 years from 22 December 1989

Service and Maintenance charges are £990 Per Annum and include the following:

- Buildings Insurance
- Cleaning and repairs to the communal areas
- Car Park, Courtyard, footpaths cleaning, garden & repairs
- Electricity
- Professional Fees
- Management Fees
- Sinking Fund
- Ground Rent

### Outside

#### Allocated Parking

There is a designated off road parking space for apartment 10 (and additional visitors spaces, by way of a nominal pay and display charge).

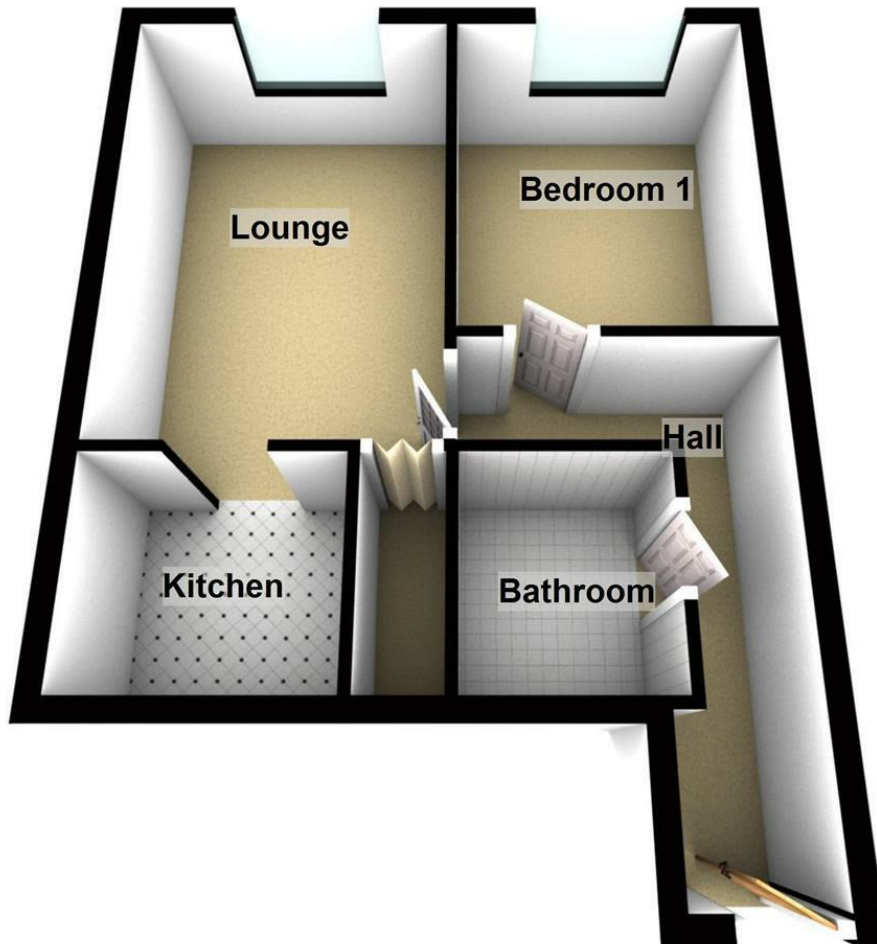
### Disclaimer

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## First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 36.8 sq. metres (395.8 sq. feet)

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