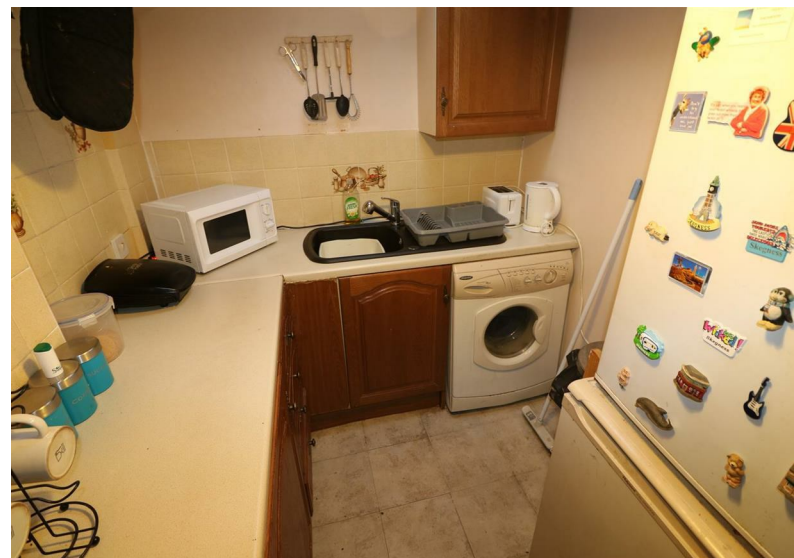


Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire, NN10 9YG
T: 01933 316316
E: sales@mike-neville.co.uk
www.mike-neville.co.uk



**8 Elliot House Windmill Road, Rushden
Northamptonshire NN10 9TX**



£72,500 Leasehold

A prime opportunity for first time buyers or buy to let investors to purchase this spacious, individual, first floor apartment with secure parking. Situated in a convenient area of the town for access onto the A45, with Wellingborough Station, just a short distance away. Early viewing advised.

- Spacious, individual, first floor apartment
- Large entrance hall
- Double bedroom
- Kitchen
- Secure parking space, accessed via electric gates
- Communal entrance apartment
- Bathroom/w.c
- Living room
- Gas radiator c.h with modern combination boiler
- All main services connected

Location

Situated on the corner of Windmill Road and Wellingborough Road, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

C

Accommodation

Ground Floor

Main Communal Entrance

Staircase rising to first floor. Door to number 8.

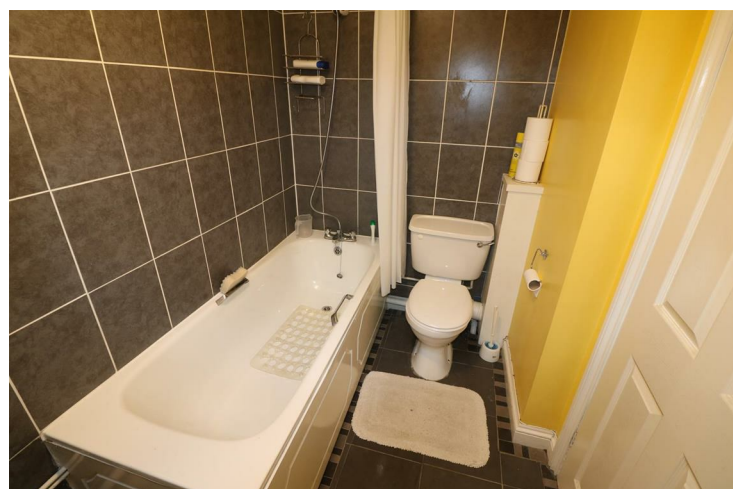
First Floor

Hall

Bedroom 9'7" x 9'8" (2.92m x 2.95m)

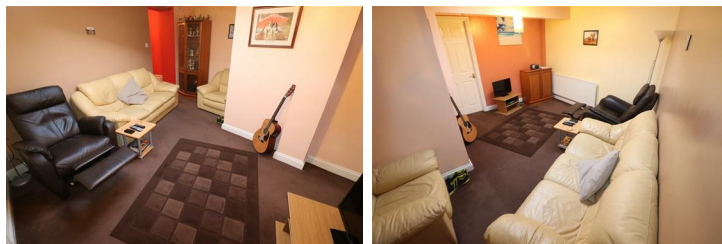


Bathroom/w.c

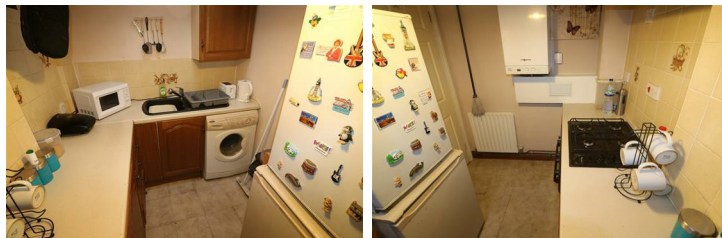


Living Room 10'0" x 9'4" (3.07m x 2.87m)

Approximate minimum measurement



Kitchen 6'4" x 9'5" (1.92m x 2.87m)



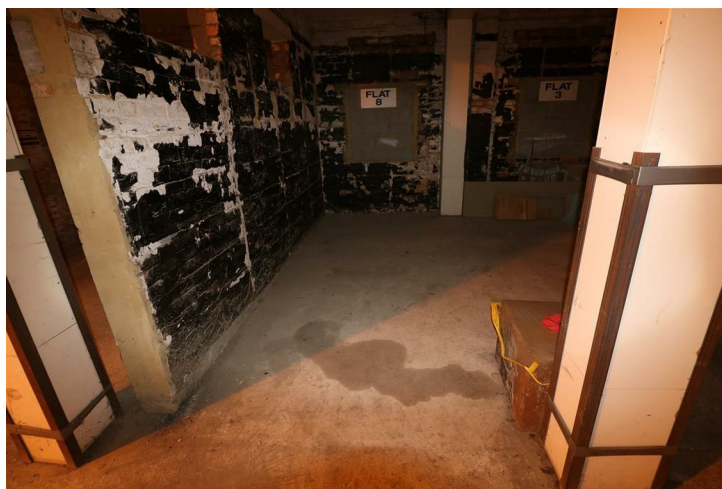
Additional Information

Wall mounted gas fired boiler for central heating and hot water, situated in kitchen.

All rooms have skylight roof windows.

Secure Parking

Accessed off Windmill Road, via electronic double gates, underneath the block of apartments, leading to a clearly numbered car parking space (see photograph).



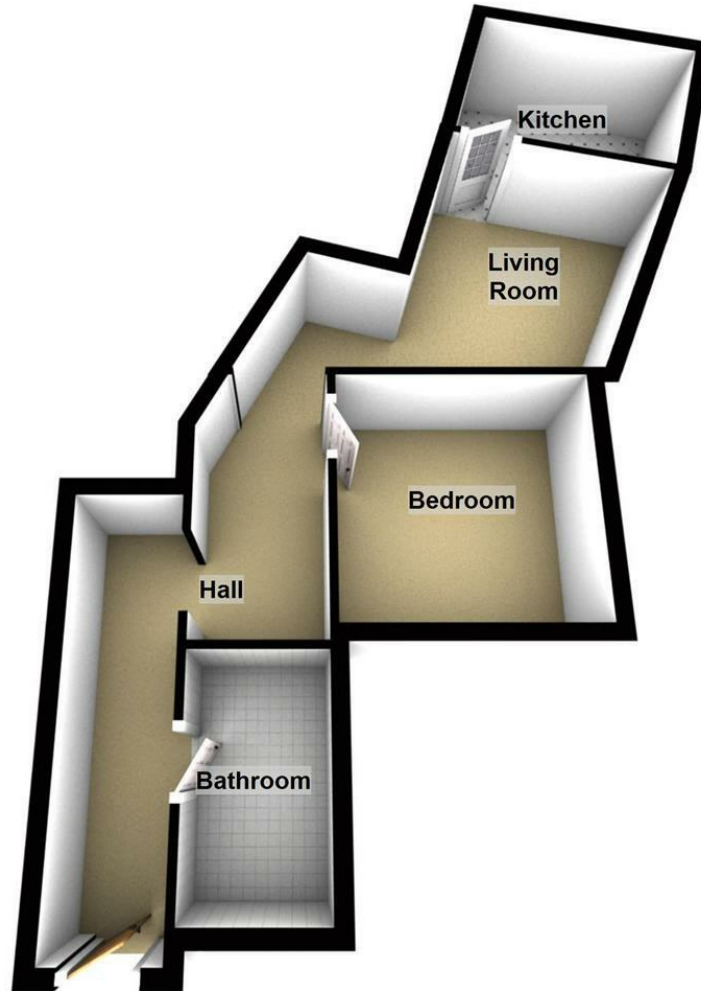
Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



First Floor

Approx. 41.0 sq. metres (441.9 sq. feet)



Total area: approx. 41.0 sq. metres (441.9 sq. feet)

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