

**Mike
Neville**
ESTATE AGENTS



MAYE DICKS ROAD

8 Jubilee Gardens, Rushden, Northamptonshire, NN10 0NS

£124,995 Leasehold

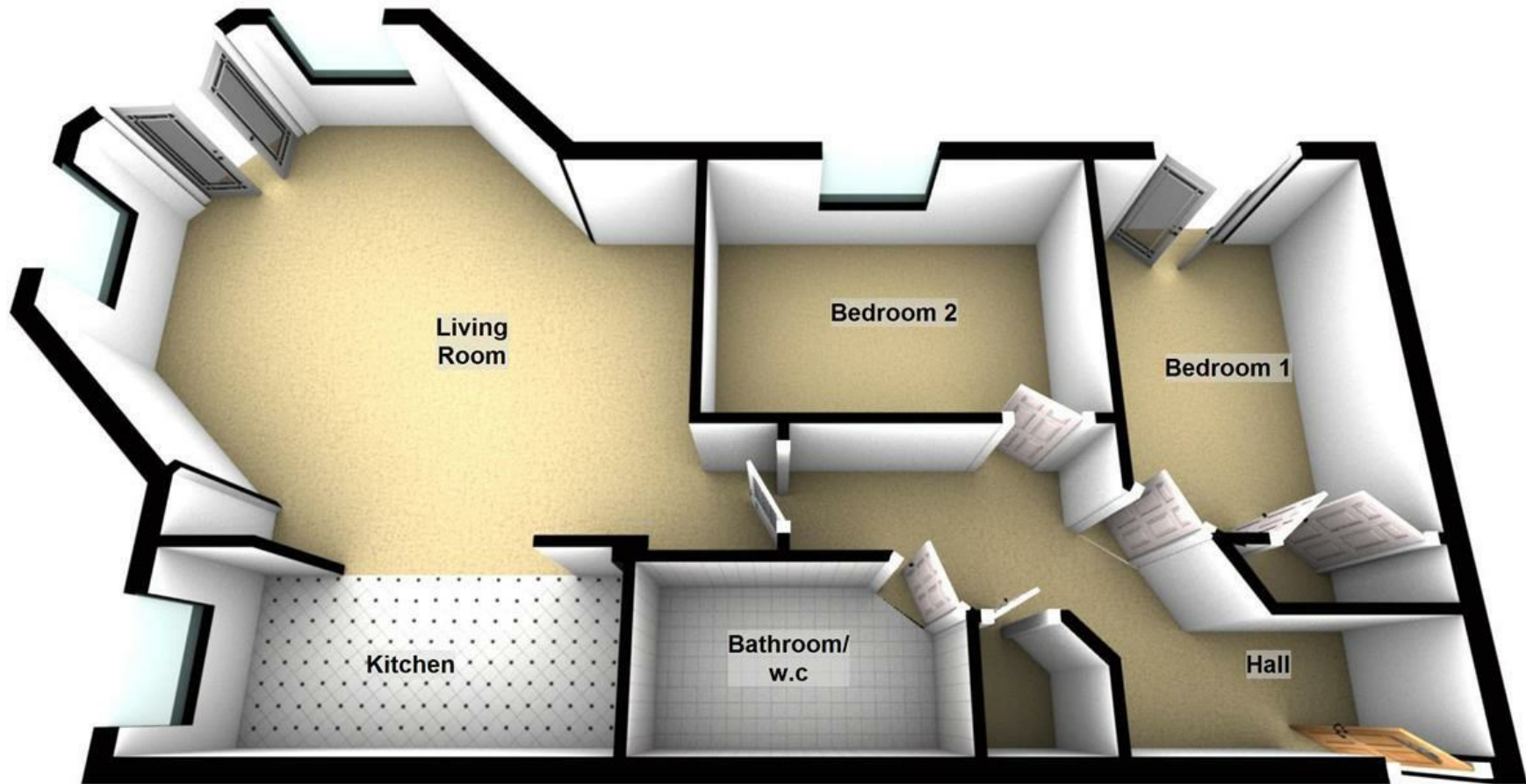
A perfect opportunity for first time buyers or a buy to let investor to purchase a leasehold, executive, second floor (top floor) apartment, originally constructed by Messrs George Wimpey Homes, overlooking Jubilee Park Grounds and being situated just off the Bedford Road (main A6) on the south side of the town, providing easy access to Rushden town centre, all local amenities, schools etc., and also a prime link to the A6 by-pass and the A6 south to Bedford, some 12/14 miles, with Bedford station providing an hours train journey to central London.

An immediate viewing is certainly well recommended, with the property comprising:

- **External communal hall**
 - **Two double bedrooms (master bedroom with fitted wardrobes)**
 - **Hall with linen cupboard**
 - **Bathroom/w.c**
 - **Large living room with dual aspect views and double doors to Juliete balcony**
 - **Kitchen**
- Further benefits:**
- **PVC double glazing**
 - **Gas radiator central heating**
 - **Designated off road parking for one vehicle**
 - **Communal bin store with water connected**
 - **All main services connected**

Second Floor

Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 sq. feet)

Location

Situated on the corner where Bedford Road meets Maye Dicks Road, Lacemakers Court and Jubilee Gardens, the property can be found as identified by our external 'for sale' board. The property is situated on the second floor (top floor) of the building. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

B

Accommodation

Ground Floor

External Communal Entrance

External entrance door and intercom access.

Communal Hall

Providing access to nine apartments in total within the block (three on each floor). Stairs rising to first first and second floors.

Second Floor

Apartment Number 8

Entrance Hall

Entrance door to front. Intercom receiver. Loft access. Linen cupboard.

Bedroom 1 11'9" x 8'3" (3.59m x 2.52m)

Maximum measurement, plus built in wardrobes

Bedroom 2 8'4" x 11'9" (2.54m x 3.58m)

Bathroom/w.c

Living Room 14'4" x 11'2" (4.36m x 3.40m)

Minimum, large turret recess, plus door recess

Kitchen 5'4" x 12'8" (1.63m x 3.86m)

Wall mounted gas fired boiler for central heating and hot water concealed in cupboard.

Outside

Designated Off Road Parking Space

Clearly marked for apartment number 8.

Brick Built Communal Store

With security entrance door and water connected.

NB: The gas and water meters are situated externally to the building. The electric meter is situated internally to the building at ground floor level within a communal cupboard.

Lease Terms

The lease is 125 years commencing from 29/6/2007, with 117 years approx., remaining.

Ground Rent/Service/Maintenance Charges

We are advised by our vendor clients the outgoings covering service and maintenance costs, including buildings insurance, ground rent, etc., are approximately £60.00 pcm. These details regarding lease terms and ground rent, service and maintenance charges, etc., will obviously have to be clarified by any potential purchaser's solicitors/conveyancers before making any legal commitment.

Freeholder/Management Company

Minster General Housing Association Limited

Jubilee House

92 Lincoln Road

Peterborough PE1 2SN

Tel: 01733 349800

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.





A white refrigerator with various papers, magnets, and notices pinned to its doors.

A black microwave oven sitting on the countertop.

A white ceramic slow cooker with a black lid.

A wooden knife block containing several knives.

A white gas stove with four burners and a black griddle.

A white built-in oven with a digital display showing '929'.

Light wood cabinets with silver handles, including three drawers and a cabinet door.

A collection of coffee-making items including a coffee maker, a coffee grinder, and several coffee containers labeled 'TEA', 'COFFEE', and 'SUGAR'.

A silver toaster with two slots.

A silver electric kettle.

A white Hoover washing machine with a circular door and a control panel on top. A red sticker on the front says 'FREE 100% MONEY BACK GUARANTEE'.







Electrolux
9:28

HOOPER
BEGINNER'S COURSE

MARMITE

meat
vegetables





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Rushden
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NN10 0NS
£124,995 Leasehold**

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