

19 Lacemakers Court
Rushden, Northamptonshire NN10 0UZ
£124,995 Leasehold



A perfect opportunity for first time buyers or a buy to let investor to purchase a leasehold, executive, first 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 Juliet balcony
 - Kitchen
- Further benefits:
- PVC double glazing
 - Gas radiator central heating
 - Designated off road parking for one vehicle
 - Communal bin store
 - All main services connected

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 first 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 and second floors.

First Floor

Apartment Number 19

Entrance Hall

Entrance door to front. Intercom receiver. 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 11'10" x 14'4" (3.61m x 4.36m)

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 19.

Brick Built Communal Store

With security entrance door.

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 2007 approx., 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 £1,000 pa. 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.

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.

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