



23 York Road
Rushden, Northamptonshire NN10 0NY
£149,950 Leasehold



Mike Neville Estate Agents are delighted to offer for sale this individually designed. luxury apartment, situated in a convenient, yet established area of Rushden, towards the south side of the town. This substantial former factory was converted to eight apartments approximately 10 years ago. The apartment boasts approximately 834 sq ft (77.6 sq m) of accommodation. The apartment has a fitted kitchen, bathroom/w.c and en-suite shower room/w.c. Many of the other benefits include exposed brickwork, woodgain PVC double glazing, radiator heating with reproduction cast iron radiators, high ceilings, chrome power sockets and switches, spot lights, etc. Externally, the apartment has designated off road parking. The apartment is fitted with an intercom entry system with video surveillance, which is ideal for safety and security.

When the building was converted some 10 years ago, it was subject to an extensive renovation programme, with the apartment having been very well insulated, sound proofed, etc., and only upon inspection will one appreciate the overall quality throughout.

Please contact us to arrange to view.

NB: The property has been tenanted since 1/4/15 at £625 per calendar month on a six month assured short hold tenancy agreement. The tenant, still in residence, would be more than happy to stay on as tenant, if a buy to let investor were interested in purchasing the property. The tenant has said on this basis, he would be willing to negotiate an upwards rent.

Naturally, if a buy to live purchaser was interested in the property the tenant is fully aware of this and will make the necessary arrangements to vacate.

Location

York Road is situated between Park Road and Grove Road and the apartment block can be identified via our external 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Further Information

Leasehold - length of lease being 125 years from 1/1/07.

Service and maintenance charges, including ground rent approximately £783.42 per annum (ground rent - £200 per annum, buildings insurance - £253.42 per annum, service charge - £330.00 per annum).

The above information will obviously need to be clarified by any potential purchaser's solicitor/conveyancer.

Council Tax Band

C

Energy Rating

C

Accommodation

Ground Floor

Communal Hall

To the left-hand side of the building from the front providing access to two apartments only, including number 3.

Hall

Living Room 12'11" x 21'1" (3.93m x 6.43m)

Minimum measurement, plus door recess

Kitchen Area 11'10" x 10'1" (3.61m x 3.08m)

Bedroom 1 9'9" x 11'5" (2.98m x 3.47m)

Minimum measurement, plus built in wardrobe & door recess

En-Suite Shower Room

Bedroom 2 9'7" x 10'2" (2.92m x 3.11m)

Bathroom/W.C

Outside

Secure gated access for pedestrians and vehicles, allocated parking for each apartment. Communal garden area to far corner of development. Outside bin store.

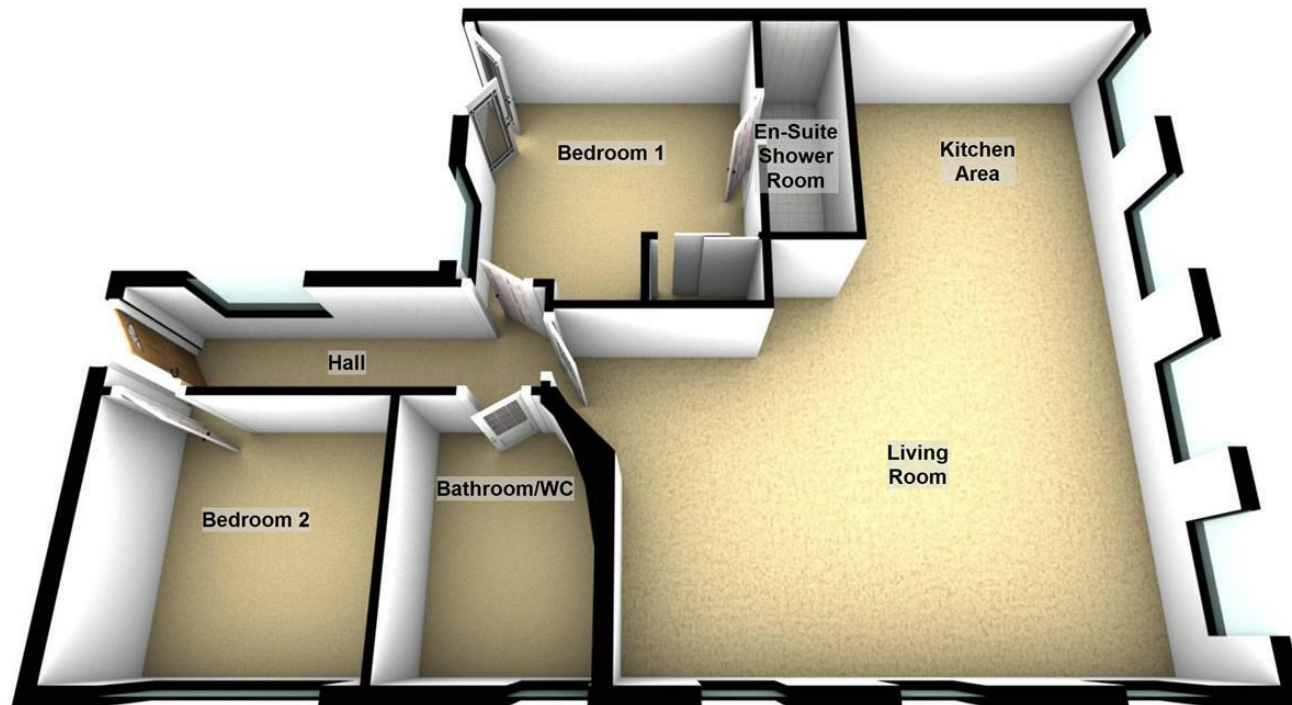
Disclaimer

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. 79.6 sq. metres (857.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

