



**30 Russell Court, Rushden
Northamptonshire NN10 0HE
£129,950**

This very appealing bungalow is set within a scheme set up for applicants in the age group 55 years & over only, with the concept of being tied in with a part sheltered scheme. Situated a little more than 200 yards away from Rushden Town Centre which offers many facilities & amenities.

- Two double bedrooms
- Refitted kitchen
- Communal car parking
- Offered for sale with no upward chain
- Bathroom/wc with walk-in bath
- Double glazing
- Superb communal gardens
- Good size living room with patio doors leading onto communal gardens
- Electric heating
- Viewing highly recommended



Accommodation

Location

Just off Newton Road close to the junction with Rectory Road and also Park Road, close to the turning into Griffith Street. The property is in the centre of the development and can be identified by our external 'For Sale' boards. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

D

Council Tax Band

A

Leasehold Information

The service and maintenance charges, including buildings insurance are approximately £80.00 per calendar month with the ground rent being £nil per annum, as the freehold is owned by the 39 property owners jointly, therefore this property has a 1/39th share of the freehold. We are advised that the lease is 125 years, which is re-assigned very time the bungalow is re-sold. The management company is Russell Court (Rushden) Management Limited.

All of the above information will naturally need to be checked and clarified by any purchasers solicitors / conveyancers before proceeding to a legal exchange of contracts.

Hall

Woodgrain PVC double glazed entrance door to front. Double airing cupboard housing hot water cylinder. Doors to kitchen and living room.

Living Room 10'9" x 15'11" (3.27m x 4.84m)

Minimum measurement, plus door recess

Night storage heater. T.V. point. Telephone point. Coving. Power points. Feature fireplace with electric fire to the centre of one end wall. Door from entrance hall. Door to inner hall. Double glazed patio doors to rear, to patio area and communal gardens.

Kitchen 6'8" x 7'9" (2.02m x 2.37m)

Base and wall units. Worktops. Tiled surrounds. Sink unit. Plumbing for washing machine. Electric oven. Electric hob. Extractor over. Power points. Double glazed window to front.

Inner Hall

Door from living room. Doors to bedrooms and bathroom/wc. Access to loft space.

Bedroom 1 8'5" x 10'11" (2.56m x 3.32m)

Plus built in wardrobes.

Night storage heater. Wall safe. Double glazed window.

Bedroom 2 8'11" x 8'4" (2.72m x 2.55m)

Electric heater. Double glazed box bay window to side.





Bathroom/ w.c

Suite comprising walk-in bath with hand shower over. Hand basin. Low flush w.c. Neat tiled surrounds Heated towel rail. Electric wall heater. Shaver light. Double glazed window to front.

Outside

Communal Gardens

COMMUNAL GARDENS – lovely areas of communal gardens. Well tended and maintained shrub and flower beds. The gardens are the responsibility of the Management Company and surround Russell Court. BIN STORE. CLOTHES DRYING AREAS.

Communal Car Park

For the residents of Russell Court. Two car park areas, one off Newton Road and one off Park Road.

NB

The former Linnetts Care Home was converted some years ago to apartments for the same age group as Russell Court.

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).

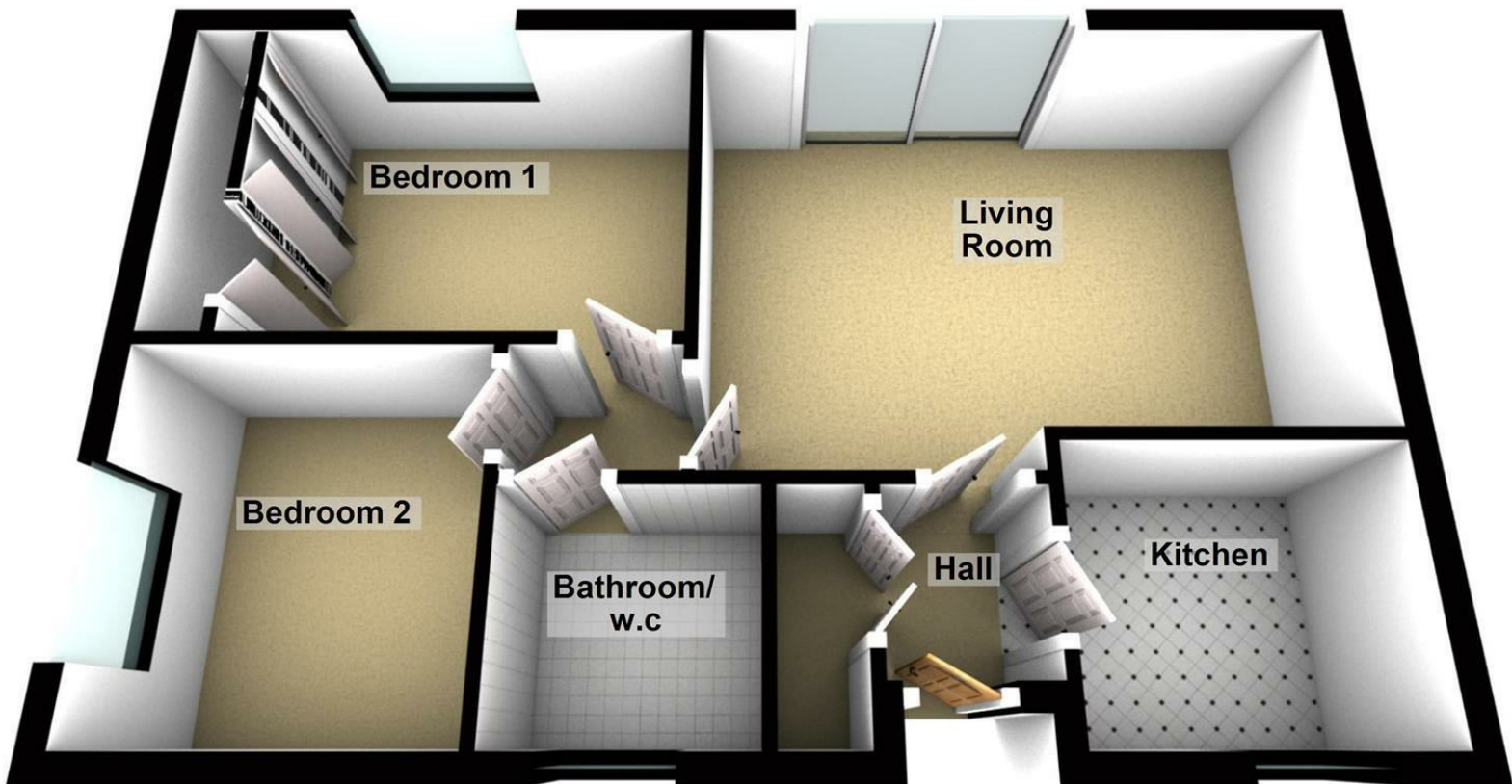
Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.



Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.5 sq. feet)

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