



**34 Russell Court, Rushden
Northamptonshire NN10 0HE
£114,950 Leasehold**

Very appealing first floor apartment set within a scheme set up for applicants in the age group 55 years and over only. Well cared for communal gardens and communal car park. Walking distance to Town Centre and local amenities. Offered with No Upward Chain.

- Two large double bedrooms
- Refitted kitchen
- Communal car parking
- Offered for sale with no upward chain
- Bathroom / wc
- Woodgrain pvc double glazing
- Superb communal gardens
- Living room with patio doors leading onto private balcony
- Electric heating
- Viewing highly recommended



Introduction

A leasehold, part sheltered first floor apartment, overlooking communal gardens, for the age group 55 years and over only.

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 on the Newton Road side 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

C

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 apartment 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.

Communal Entrance

Shared by four apartments only, with external security intercom. Door to front and rear door also. Stairs and chair lift providing access to first floor. Entrance door to number 34.

Accommodation

Hall

Entrance door to front. Water cylinder situated in loft. Doors to main rooms.

Lounge 10'3" x 8'1" (3.12m x 2.47m)

Maximum measurement. Double glazed patio doors to private balcony. Opening to kitchen.

Kitchen 7'3" x 9'9" (2.21m x 2.98m)

Base and wall units. Drawers. Worktops. Tiled surrounds. Sink unit. Plumbing for washing machine. Electric oven. Electric hob. Extractor over. Power points. Woodgrain PVC double glazed window.

Bedroom 1 8'0" x 14'3" (2.44m x 4.35m)

Plus door recess, plus built in wardrobes. Woodgrain PVC double glazed window.

Bedroom 2 9'6" x 10'2" (2.89m x 3.11m)

Minimum measurement, plus angled door recess. Woodgrain PVC double glazed window.





Bathroom

Suite comprising bath with shower over. Hand basin. Low flush w.c. Neat tiled surrounds



Outside

Front

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).

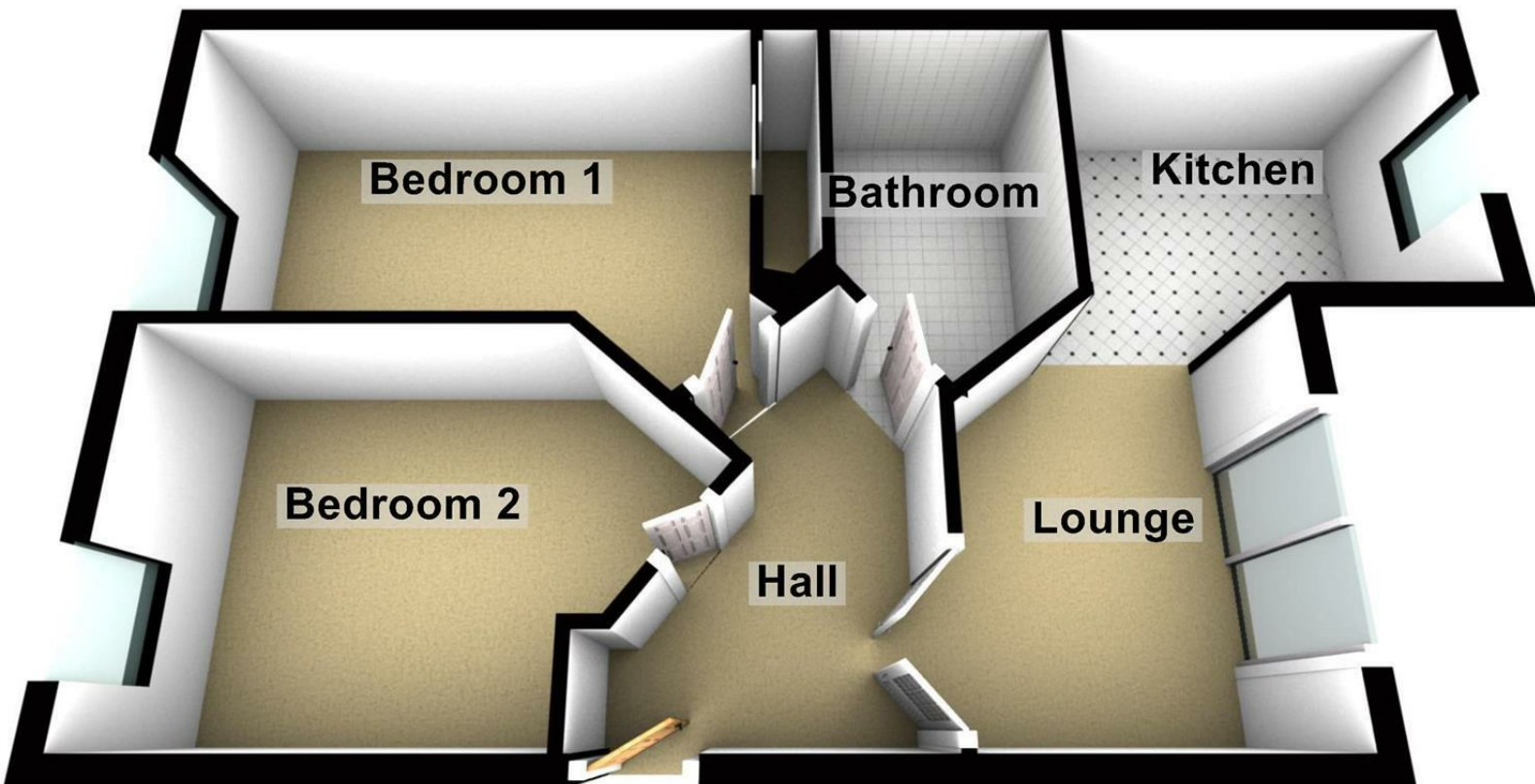
Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.



First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 sq. feet)

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