

Neville House, 67 Wellingborough Road,
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**Flat 21 Barwick House Duck Street, Rushden
Northamptonshire NN10 9GP**



£109,950 Leasehold

A stunning second floor (top floor) apartment in a sought after sheltered scheme, overlooking Rushden Town Centre for the age group 60 years and over only. Offered for sale with no upward chain, the property is in superb condition throughout. In our opinion, one of the first to view will purchase.

- Two bedrooms
- Hall with loft access
- Kitchen
- Fully modernised throughout to include re-wire & a wet electric radiator heating system
- Shower room/w.c
- Living room
- Woodgrain PVC double glazing

Location

Situated on Duck Street, in between Wellingborough Road and Fitzwilliam Street, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

To be advised.

Accommodation

Main Ground Floor Entrance

Security intercom. Stairs and lift access to first and second floors.

Hall

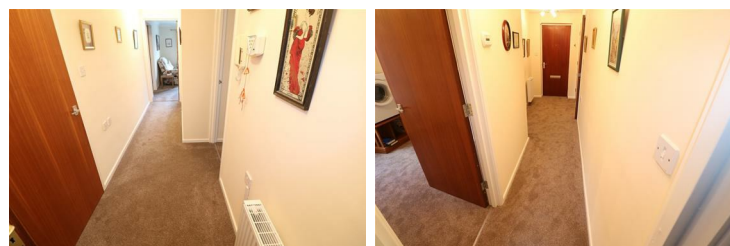
Cloaks cupboard. Loft access. Intercom telephone.

Bedroom 2 6'10" x 8'4" (2.09m x 2.55m)



Shower Room/W.C

Airing cupboard housing hot water cylinder.



Lounge 12'0" x 11'8" (3.67m x 3.57m)



Kitchen 12'2" x 6'11" (3.71m x 2.11m)



Bedroom 1 8'10" x 14'0" (2.70m x 4.26m)

Maximum measurement, including built in wardrobes



Additional Information

We are advised that the service and maintenance charges are £130.00 pcm to include buildings insurance – to be confirmed.

We are advised there are 70 years approx. remaining on lease – to be confirmed. We are also advised that Midland Heart, the management company, are looking into increasing the leases on all apartments to 125 years, again, this is to be confirmed.

All of the above information will obviously need to be clarified by way of any potential purchasers Solicitors/Conveyancers before committing to a legal exchange of contracts.

Communal areas of the development include car park, front and rear garden areas with sitting out areas, drying areas, laundry, residents lounge with adjoining residents kitchen. There is also a Managers office.

Number 21 is a second floor (top floor) apartment, with views over Duck Street and Rushden Town Centre.

Outside

Communal areas of garden and adequate car parking.

NB:

The property has been fully modernised by way of up-graded kitchen, replacement shower room/w.c., wet electric radiator central heating system, re-wiring, re-decoration and re-carpeting/re-flooring, therefore enabling any potential purchaser to move straight in.

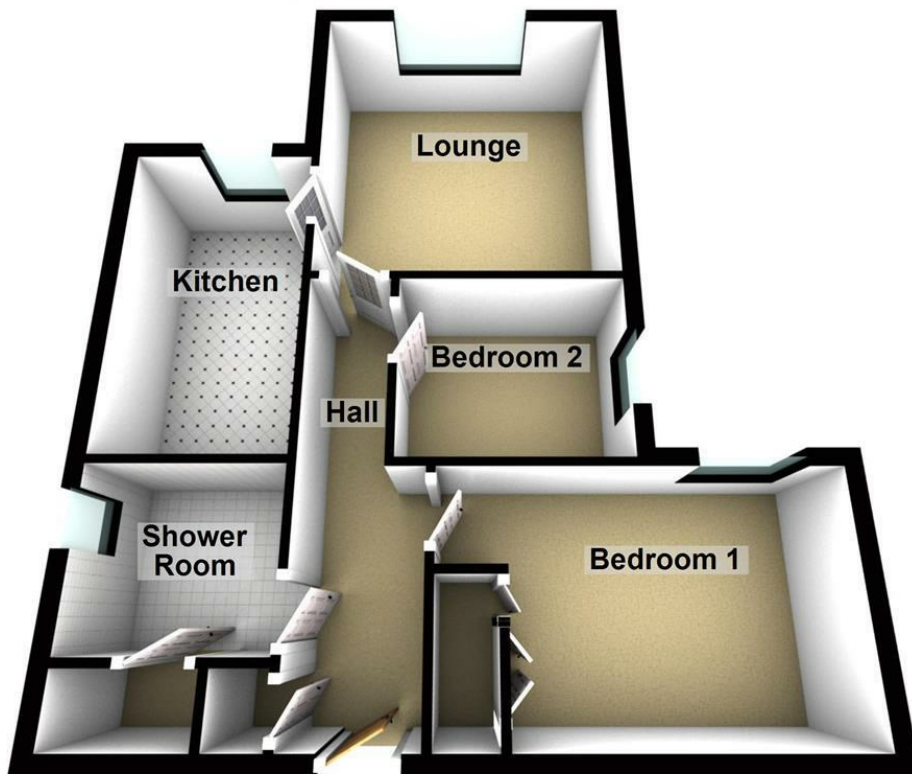
Disclaimer

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.



Second Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

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