

Sales
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Coley & Partners
Estate Agents and Lettings Agents

Lettings
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WHOLE BLOCK SHOWN



Flat 6, The Smithy, 4 High Street South, Rushden, NN10 0QS

Offers In The Region Of £89,995

**** INVESTMENT BUYERS ONLY **** A delightful two bedroom flat situated within close proximity to the town centre. The property is being sold with a TENANT "IN SITU". Benefits include gas central heating, double glazing throughout, close to all local amenities, allocated parking and convenient access to major road links such as the A6 and A45. In brief the accommodation comprises; entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Viewings are strictly via Coley and Partners

Entrance Hall

With a storage cupboard and doors to:

Master Bedroom 12'6" x 9'8" max (3.81 x 2.95 max)

With a built in wardrobe, radiator, telephone point and a double glazed window to the front.

Bedroom 2 9'6" x 6'6" (2.90 x 1.98)

With a radiator, telephone point and a double glazed window to the rear.

Bathroom

Fitted with a three piece suite comprising a deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator and a double glazed frosted window to the rear.

Lounge 15'9" x 9'9" (4.80 x 2.97)

With two radiators, a telephone point, TV point, a double glazed window to the front and a door to:

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, fridge/freezer and washing machine, a double glazed window to the rear and a combination boiler serving heating system and domestic hot water.

Outside

To the rear of the building can be found an allocated parking space and a visitors parking bay.

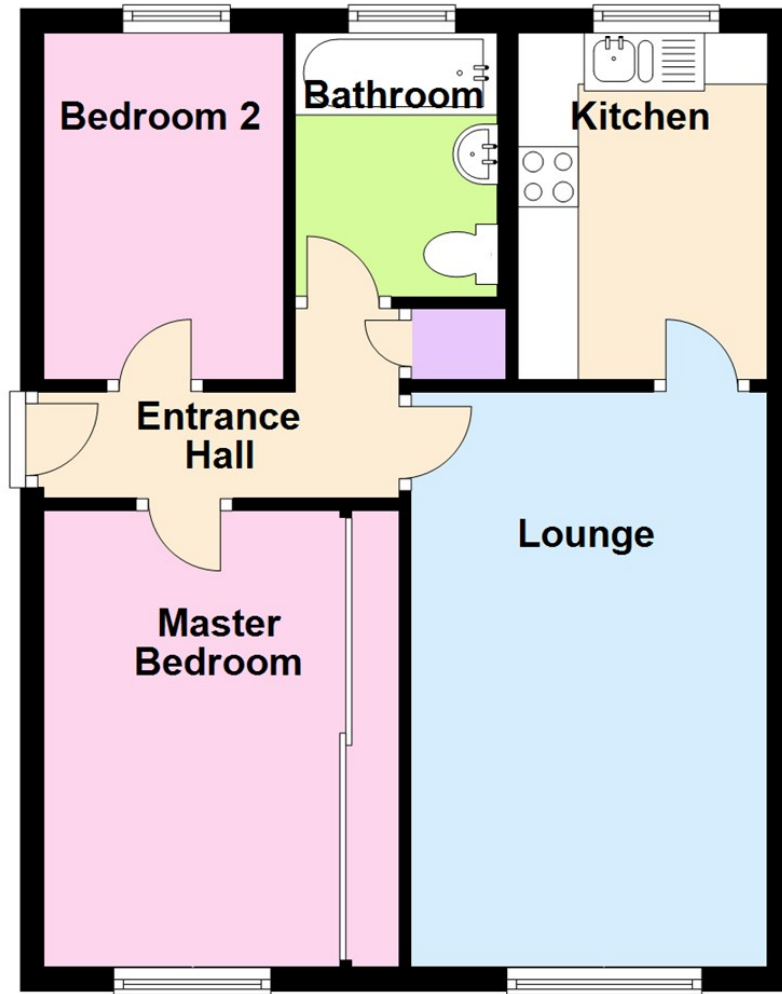
Lease Details

At time of coming to market there are 62 years left on the lease

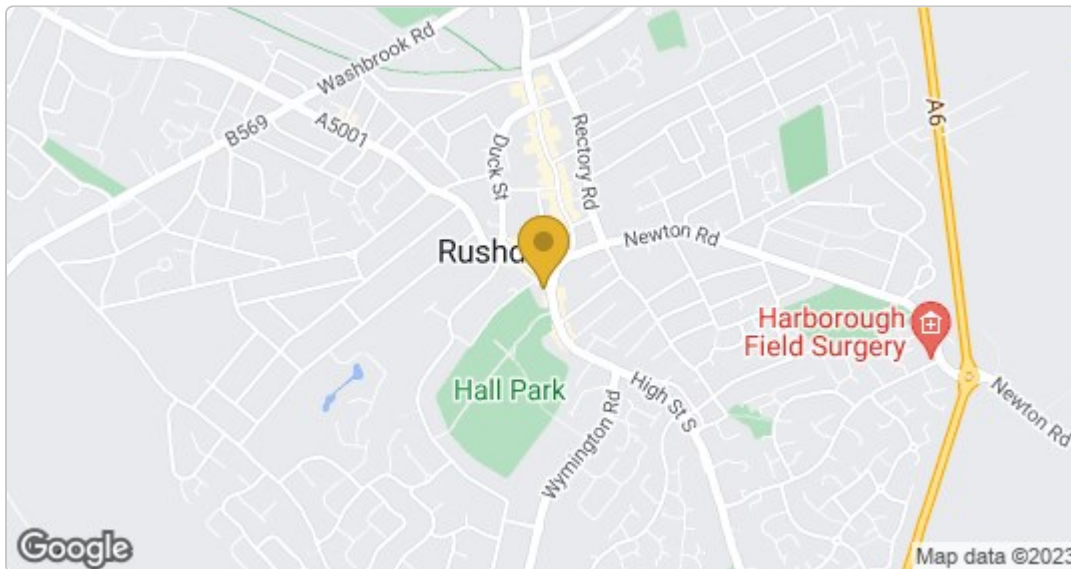
Ground Rent is £50 per annum

Maintenance Charges are £95 per month over a 10 month period (T.B.C)

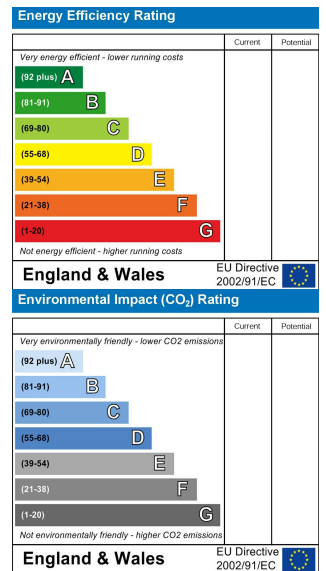
Second Floor



Area Map



Energy Efficiency Graph



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