



**Mike
Neville**
ESTATE AGENTS

**2 Manton Court Grove Road,
Rushden, Northamptonshire,**

£95,000 Leasehold

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Northamptonshire, NN10 0JX
£95,000 Leasehold



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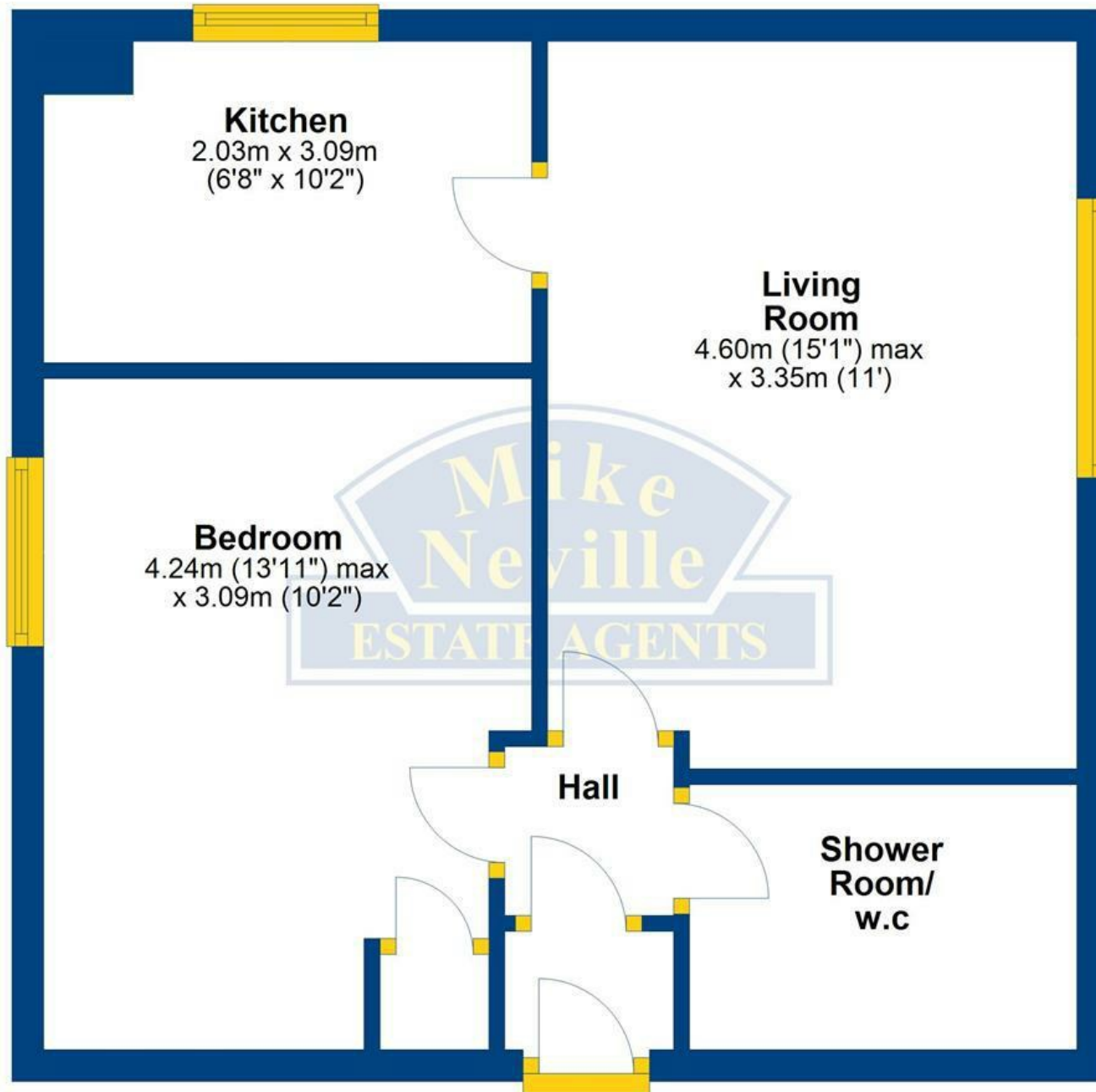
We are delighted to offer for sale this one bedroom modernised ground floor apartment offered to the market for sale with no onward chain, making it an ideal purchase for either first time buyers or indeed as a buy to investment opportunity. Benefitting from a long lease still remaining. Conveniently situated for access to the Town Centre and onto the A6 by-pass, and in our opinion must be viewed immediately to appreciate the overall opportunity on offer here.

- 360° Walkthrough Available
- Woodgrain PVC Double Glazing
- Ideal First Time Purchase, Ideal Buy To Let Investment
 - All Local Amenities Within Walking Distance
 - New Electric Heaters Installed 2022
 - Benefitting From A Long Lease
 - New Shower Room Installed 2023
 - Off Road Parking Space
 - No Onward Chain
 - Energy Efficiency Rating - C72



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 41.7 sq. metres (448.6 sq. feet)

Location

Manton Court is situated on the corner of Manton Road and Grove Road, with Grove Road being situated off Newton Road and Manton Road being situated off Park Road. The block is identified by our external 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0130-3028-8203-9317-4200

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client that the lease was renewed in May 2016, offered on a 99 year Lease at that time, and therefore there are approximately 92 years remaining on the Lease.

Ground Rent

We are advised that the current ground rent is £241.68 per annum.

For the first 21 years of the lease the ground rent was £50.00 per annum. In 2005 it changed to 10% of the yearly insurance premium. It will remain at 10% of the yearly insurance premium for the duration of the lease.

The cost of the Ground Rent is due to be reviewed again in January 2025.

Any mortgage buyers should make their mortgage broker / lender aware of all the leasehold information provided to save undue delays / a lender not lending.

Service & Maintenance Charges

We are advised that the service charges are £1,111.00 per annum to include building insurance.

The cost of the Service Charges are due to be reviewed again on - to be advised.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation**Communal Hall****Hall****Living Room**

15'1" x 10'10" (4.60m x 3.31m)

Maximum measurement.

Kitchen

6'8" x 10'2" (2.03m x 3.09m)

Space and plumbing for freestanding appliances.

Bedroom

13'11" x 10'2" (4.24m x 3.09m)

Maximum measurement, including airing cupboard, housing well insulated hot water cylinder.

Shower Room / WC**Outside****Front, Side and Rear**

Communal garden areas and bin store.

Off Road Parking Space

For one vehicle via a designated space.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

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

Disclaimer

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. Any appliances mentioned have not been tested by ourselves.







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