



**11 Hampton House Portland Road, Rushden
Northamptonshire NN10 0DE
£100,000 Leasehold**

Offered for sale is this spacious top floor (second floor) apartment, benefiting from a large living room, spacious bathroom & a walk in airing/storage cupboard. Externally the property benefits from allocated parking, and is within immediate walking distance of the town centre. Ideal first time purchase or buy to let investment.

Location

Hampton House can be found on Portland Road, which in turn can be found off Rectory Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 5320-9183-0042-5006-1703

Leasehold Information

This property is Leasehold. We are advised by our Vendor client there are approximately 91 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £100.00 per annum.

The cost of the Ground Rent is due to be reviewed again in - to be confirmed.

Service & Maintenance Charges

We are advised that the service charges are £700.24 per annum, including buildings insurance.

The cost of the Service Charges are due to be reviewed again in - to be confirmed.

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 Entrance

Stairs to first and second floor. Door leading to No. 11.

Rear staircase leading down to car park and designated off road parking space.

Hall

Walk in Cupboard 6'6" x 6'0" (1.97m x 1.83m)

Walk-in airing cupboard, housing hot water cylinder.

Living Room 21'2" x 10'8" (6.46m x 3.25m)

Maximum measurement, including restricted head height.

Kitchen 9'1" x 7'1" (2.78m x 2.16m)

Maximum measurement, including restricted head height.

Bedroom 10'8" x 9'3" (3.25m x 2.83m)

Maximum measurement, including restricted head height.

Bathroom / WC

Outside

Front

Rear

Off Road Parking Space

Clearly labelled as 63 (parking space for 11 Hampton on car park site plan).

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

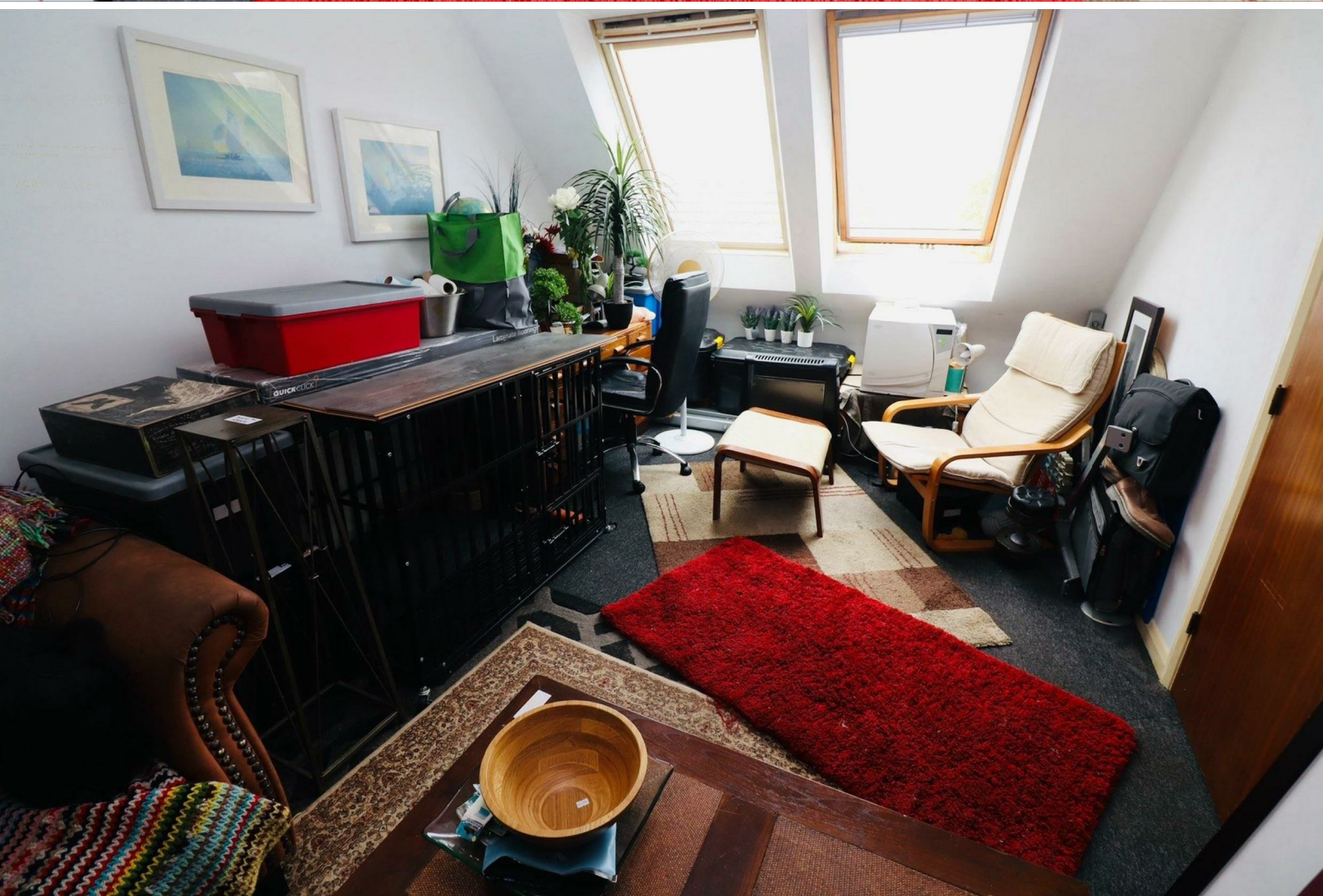
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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

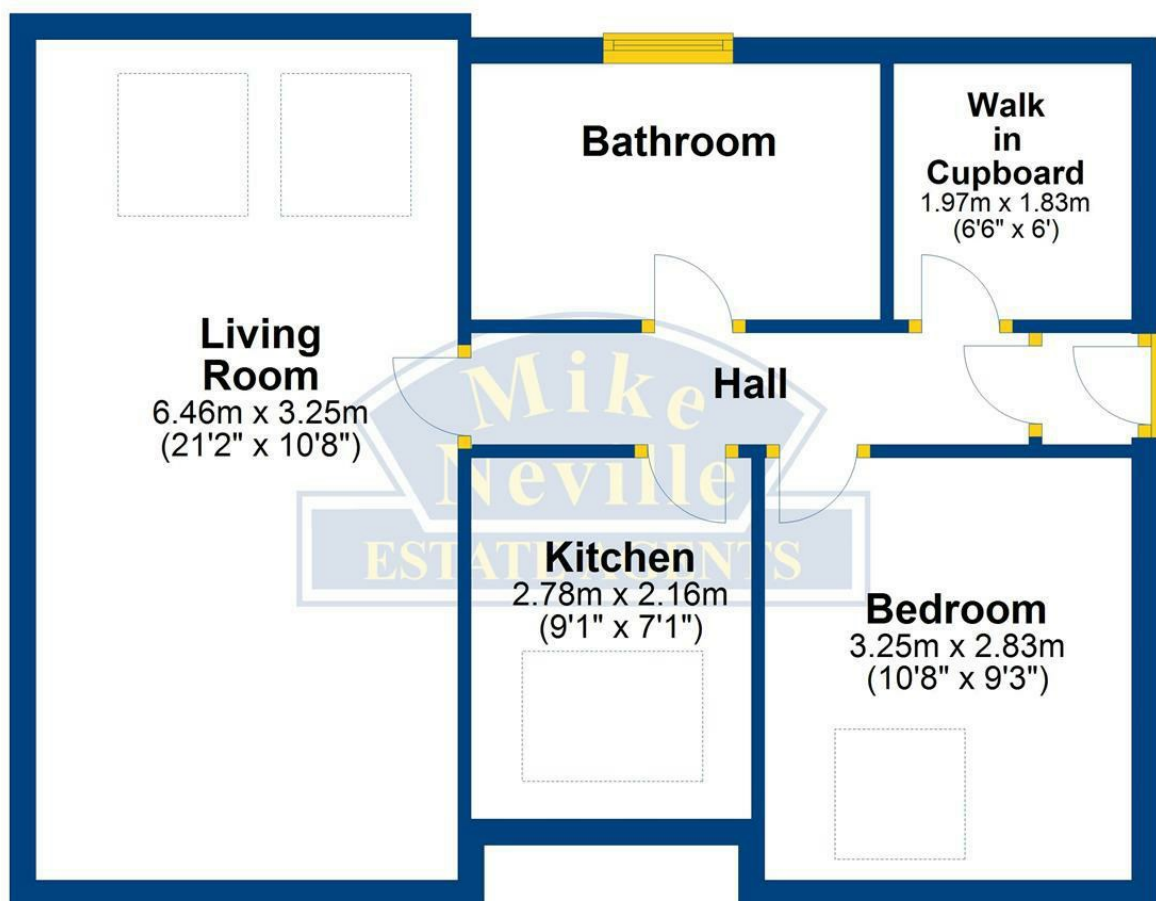
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



- Ideal First Time Purchase
- Town Centre Location
- Viewing Advised
- Good Size Walk in Cupboard
- Allocate Parking Space
- Ideal Buy To Let Investment
- All Local Amenities Within Walking Distance
- Spacious Living Room
- Large Bathroom / WC
- Energy Efficiency Rating - D63

Second Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 52.4 sq. metres (564.3 sq. feet)