



**25 Spencer Court Station Road, Rushden
Northamptonshire NN10 9TJ
£70,000 Leasehold**

Buy To Let Investors Only This one bedroom, first floor apartment is currently let at £700PCM, with the tenancy being a 6 month assured shorthold tenancy which started on 16/6/23. The property boasts a double bedroom, modern kitchen, modern bathroom / WC and an off road parking space. The sensible asking price reflects the low lease remaining, being some 61 years. (Any prospective purchaser requiring a mortgage should make enquiries in this respect via their mortgage lender prior to viewing, to ascertain any relevant lending criteria).

- Buy To Let Investors Only
- Open Plan Living Room / Kitchen
 - Modern Kitchen
 - Viewing Advised
- Off Road Parking Space
- Currently let at £700 PCM
 - One Double Bedroom
 - Modern Bathroom / WC
 - Electric Heating
- Energy Efficiency Rating - B81

Buy To Let Investors Only

Currently let at £700PCM, with the tenancy being a 6 month assured shorthold tenancy which started on 16/6/23.

Location

Spencer Court can be found on the junction where Station Road meets Midland Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - B81

Certificate number - 8718-6627-4650-1541-1926

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property was constructed in 1984, offered on a 99 year Lease at that time and therefore there are approximately 61 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 - DATE TO BE ADVISED/CONFIRMED.

Service & Maintenance Charges

We are advised that the service charges are £1,234.91 per annum.

The cost of the Service Charges are due to be reviewed again in - DATE TO BE ADVISED/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

Door to No 25.

Hall

Airing cupboard housing hot water cylinder.

Open Plan Living Room / Kitchen 9'7" x 17'2" (2.92m x 5.23m)

Maximum measurement.

Bedroom 10'10" x 9'5" (3.31m x 2.88m)

Maximum measurement.

Bathroom / WC

Outside

Bin store.

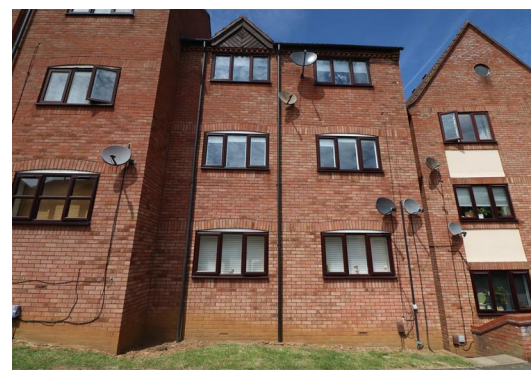
Garden areas.

Parking facilities - parking available for one vehicle for number 25.

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

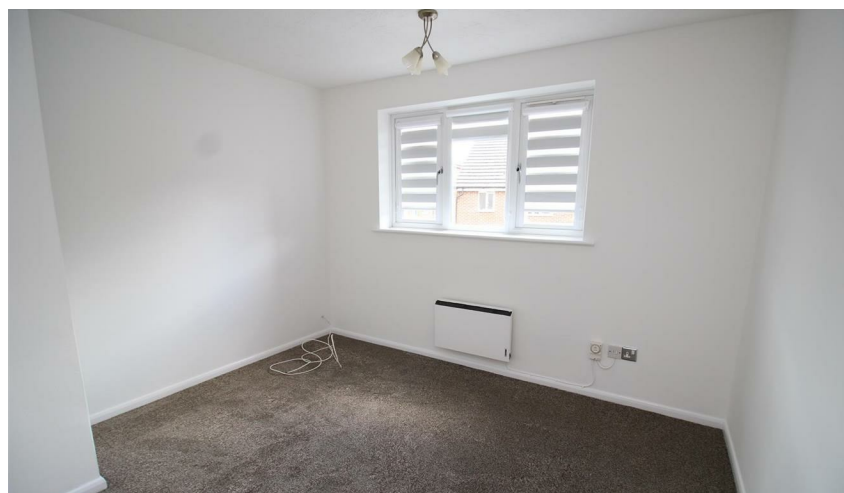
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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.

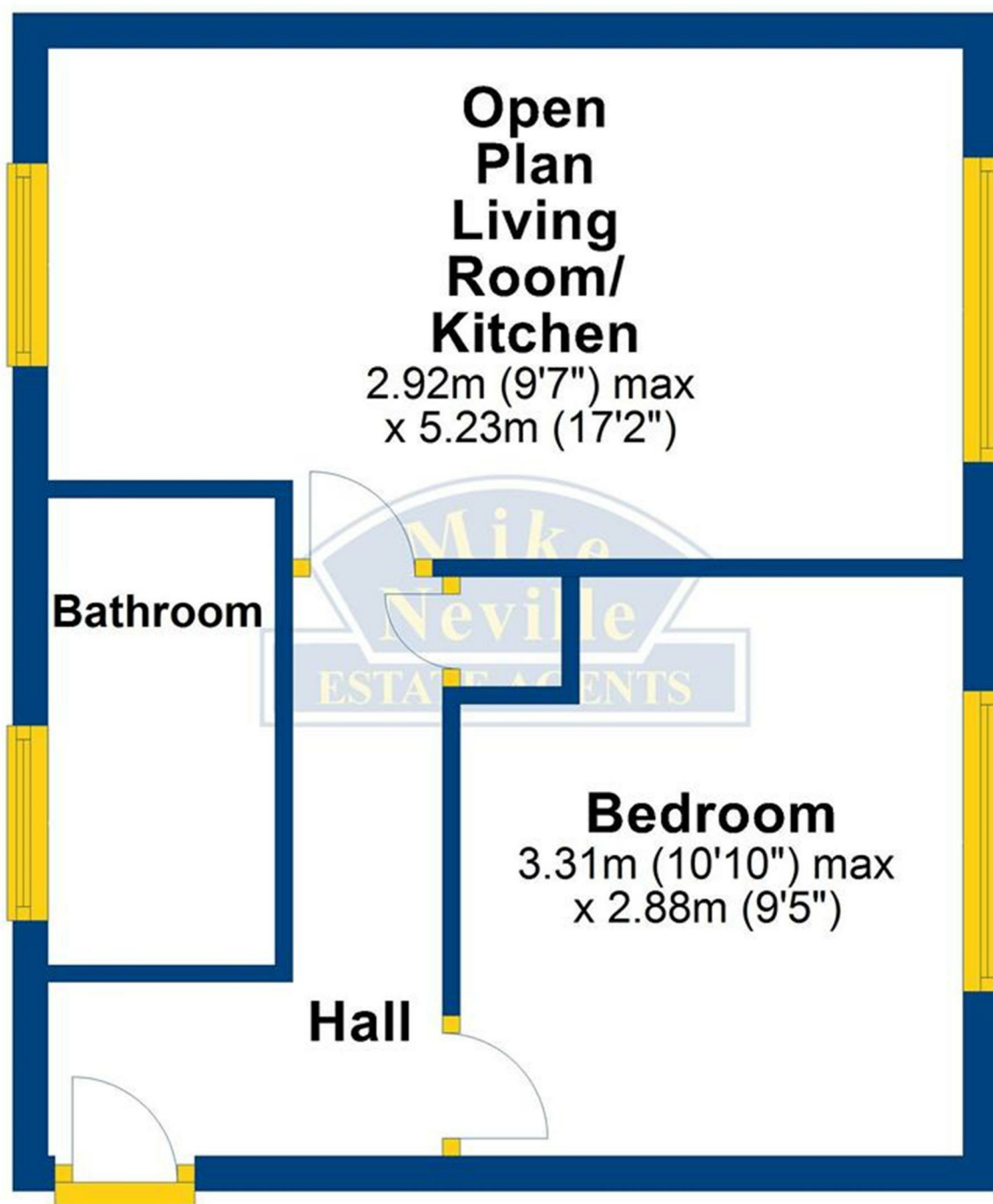
Disclaimer

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.



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 33.1 sq. metres (356.7 sq. feet)