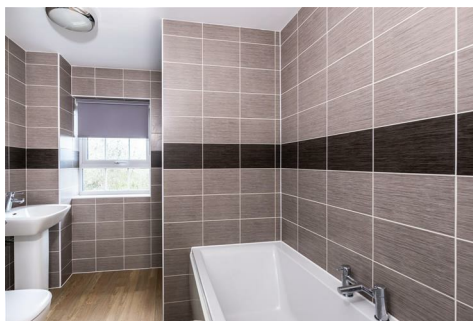


CHARLES ORLEBAR

Estate Agents & Auctioneers



6 Heron Close, Higham Ferrers, Northamptonshire, NN10 8LN

Charles Orlebar Presents - A well-presented two-bedroom first-floor flat with allocated off-road parking, situated in a popular residential location in the highly sought-after market town of Higham Ferrers. Overlooking attractive communal green space, the property offers a spacious living room, fitted kitchen and family bathroom, together with two bedrooms, making it an ideal home for a professional individual, couple or those looking to downsize.

Conveniently positioned within easy reach of Higham Ferrers town centre, the property benefits from excellent access to local shops, amenities and everyday conveniences, whilst also being perfectly placed for countryside walks and outdoor pursuits.

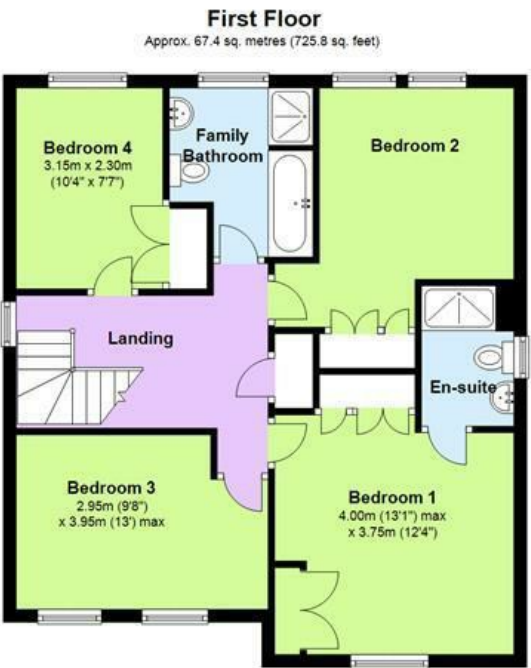
Further benefits include allocated parking and a pleasant outlook to the front.

Unfurnished - Available Now.

- 4 Bedrooms
- Ensuite
- 2 Reception Rooms
- Kitchen/Family Room
- WC
- Garage
- Gardens
- Unfurnished

£1,850 PCM Deposit £2,134

Council Area: North Northants - Council Tax Band: F
Furnishing: Unfurnished
Holding Deposit required: One Week's Rent Value



Total area: approx. 151.7 sq. metres (1632.6 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.
Plan produced using PlanUp.

LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

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