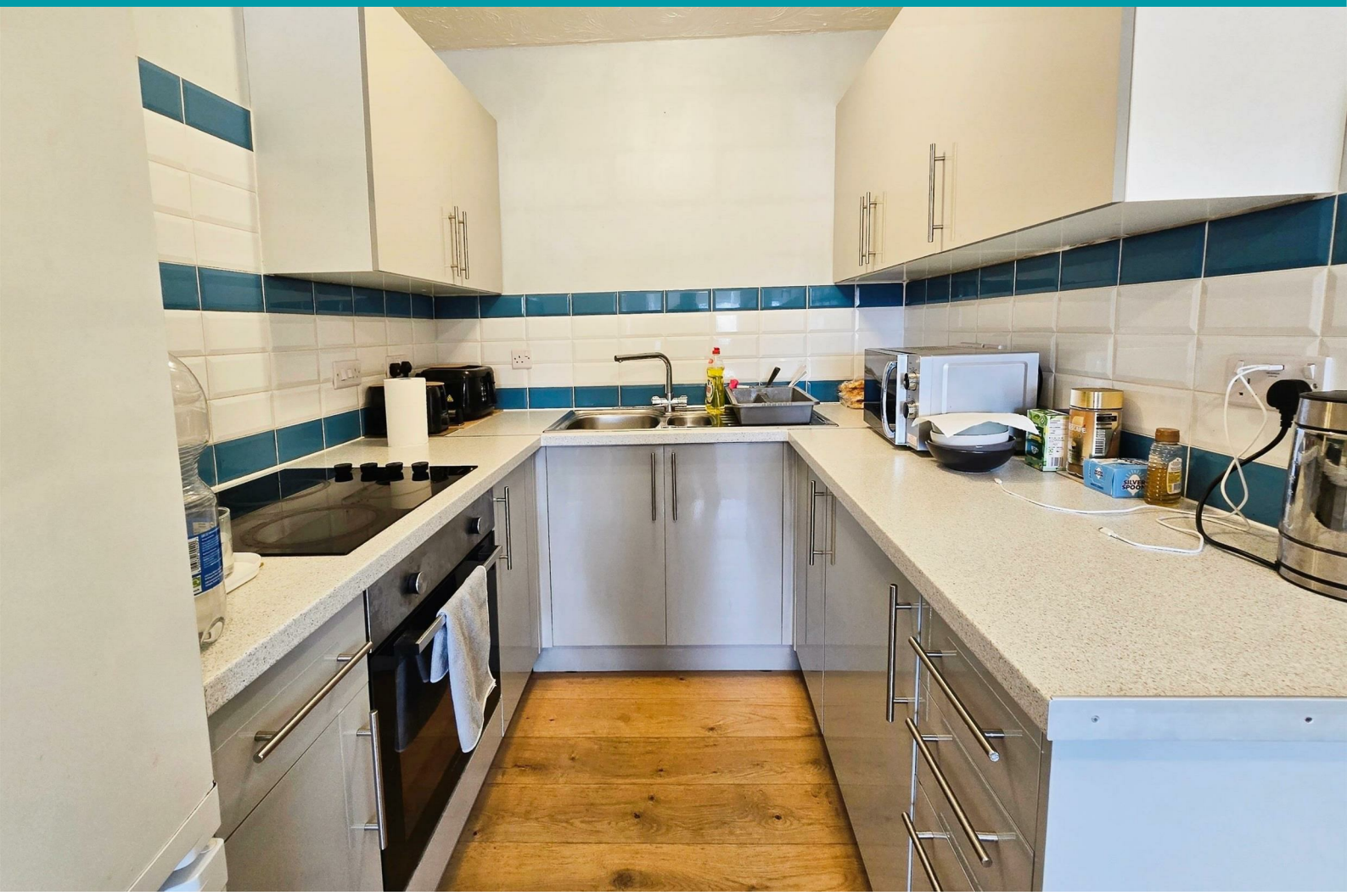
123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 **Email:** info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Denbeigh House

Rectory Road, Rushden, NN10 0AT

Offers Around £64,995

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Available now with no chain, this well-presented one-bedroom second-floor flat is ideally situated close to the town centre and within walking or a short bus ride to Rushden Lakes. Perfect for first-time buyers or investors, this property benefits from electric heating, UPVC double glazing, and allocated off-road parking.

The accommodation comprises an entrance hallway, lounge/diner, a fitted kitchen with white goods, a spacious bedroom, and a bathroom featuring a shower and cubicle.

Please note, there is currently a tenant in situ, making this an ideal investment opportunity (or the property can be sold vacant).

Whole building shown.

Need more information? For FAQs, information about council tax, local schools, and area guides, visit our website.







Entrance Hall
Wooden door leading to entrance hall. Doors leading to living room, bedroom and bathroom. Access to storage cupboard. Storage heater.

Living Room
UPVC double glazed to front elevation. Storage heaters.

Kitchen
Fitted kitchen with base and eye level units. Electric sockets.

Bedroom
UPVC double glazed to front elevation. Electric heater.

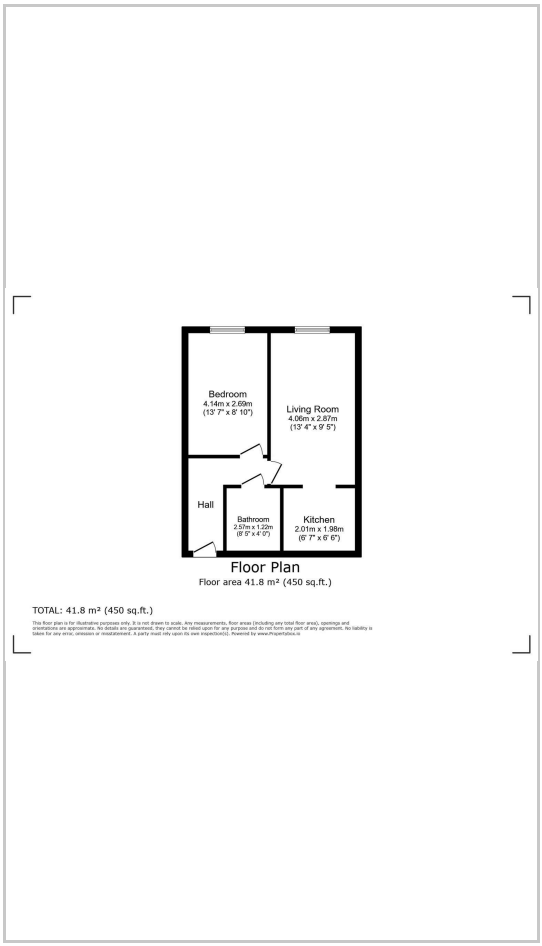
Bathroom
Bathroom suite. Shower cubicle.

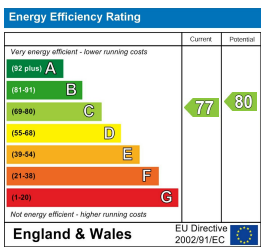
Lease Details
- Ground rent £125 per annum
- Service charge £1983 per annum
- 90 years remaining on the lease.

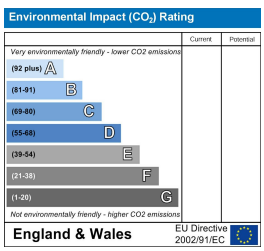
Agent's Note
Please note, the video tour was taken prior to the current tenancy commencing. Please keep this in mind, but the video does give general guidance of the condition and layout of the property.

Disclaimer
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Area Map


Floor Plans


Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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