

CARL MYERS

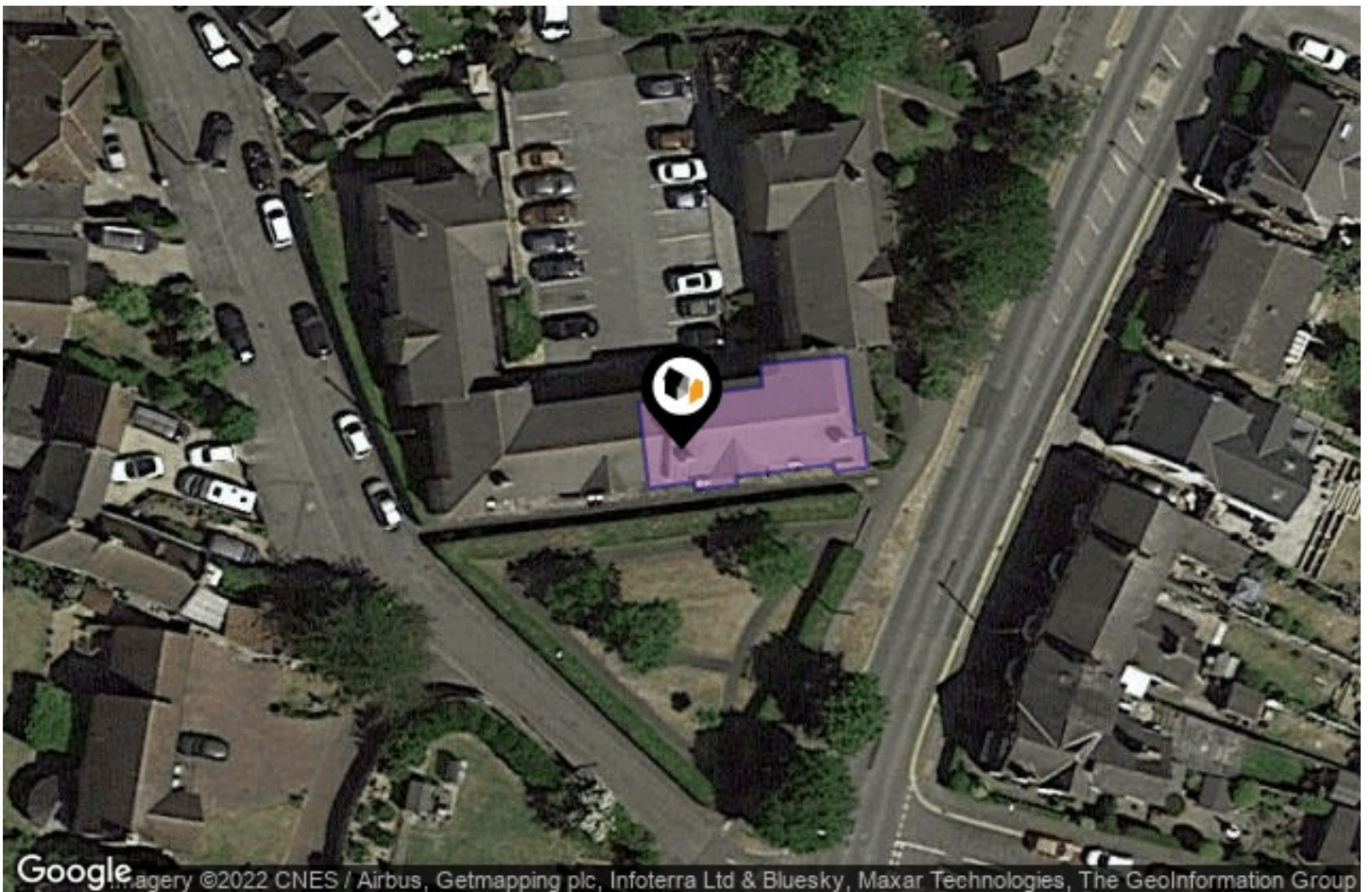


BESPOKE ESTATE AGENT

KEY FACTS FOR BUYERS

Walnut Tree Court, Higham Ferrers, Rushden, NN10

June 2022



A guide to this property and the local area

Carl Myers Bespoke Estate Agent powered by eXp

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19th June 2022



INTRODUCTION

Be better informed is the brand new service from Carl Myers Bespoke Estate Agent. We feel as a buyer you need the full property facts in front of you.

Start seeing our new property brochures which are fully interactive and have all the information you need about a house you are interested in at your fingertips.

Check out the schools. Find out where the nearest bus stop is. Check the boundary of the house you are viewing, the plot size and square footage.

We even feature broadband speeds, mobile phone coverage and what satellite/tv is available!

If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

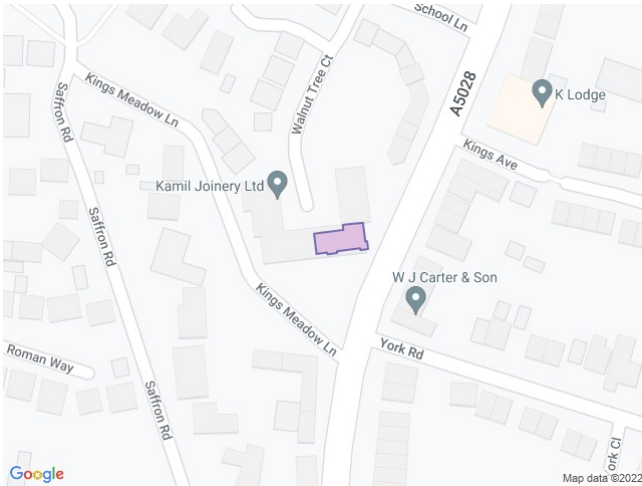
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PROPERTY OVERVIEW

WALNUT TREE COURT, HIGHAM FERRERS, RUSHDEN, NN10



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette
2 Bedrooms

Floor Area: 635.07 ft²
59.00 m²

Plot Size: 0.04 acres

Council Tax Band: B

Annual Cost: £1,475.04

Land Registry
Title Number: NN253726

Tenure: Leasehold

Lease Start Date: 01 Jan 2004

Lease End Date: 01 Jan 3003

Lease Term: 999 years from 1
January 2004

Term Remaining: 981 years

AREA KEY FACTS

Local Authority: NORTH
NORTHAMPTONSHIRE

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 6 Mbps

Superfast: 64 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



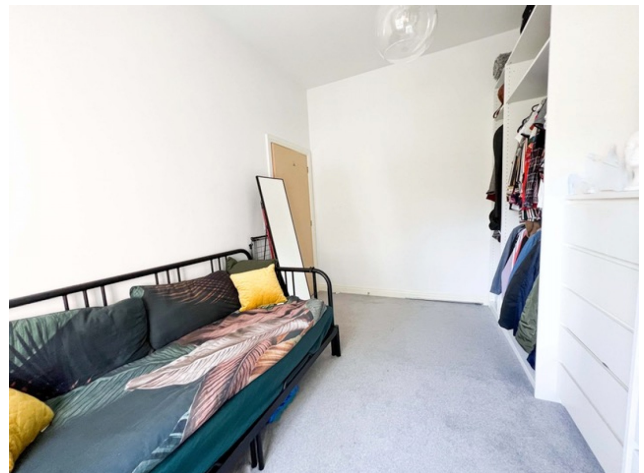
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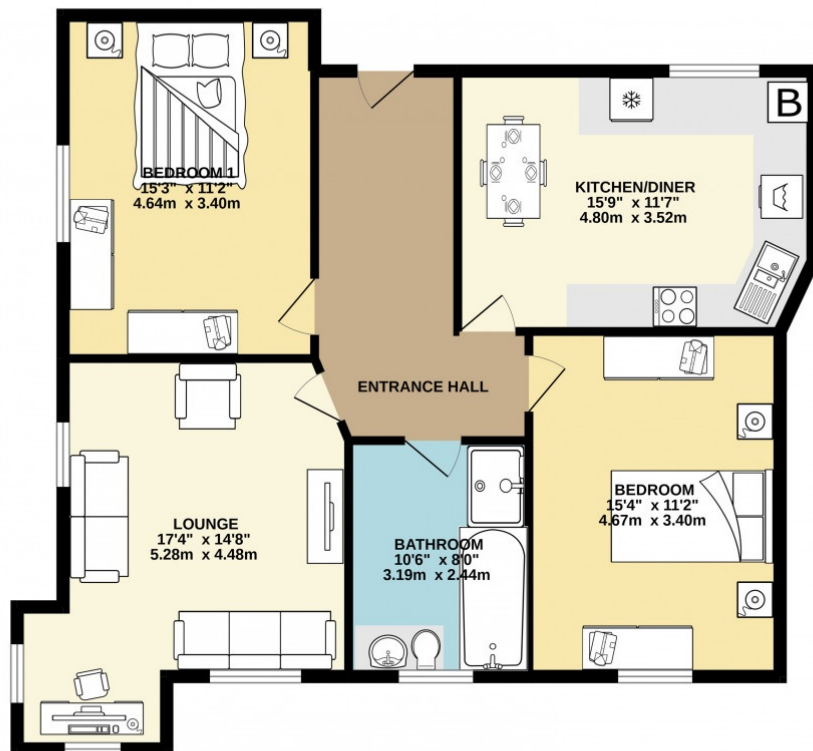
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OVERVIEW

EPC

Walnut Tree Court, Higham Ferrers,
NN10

Energy rating
C

Valid until 13.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

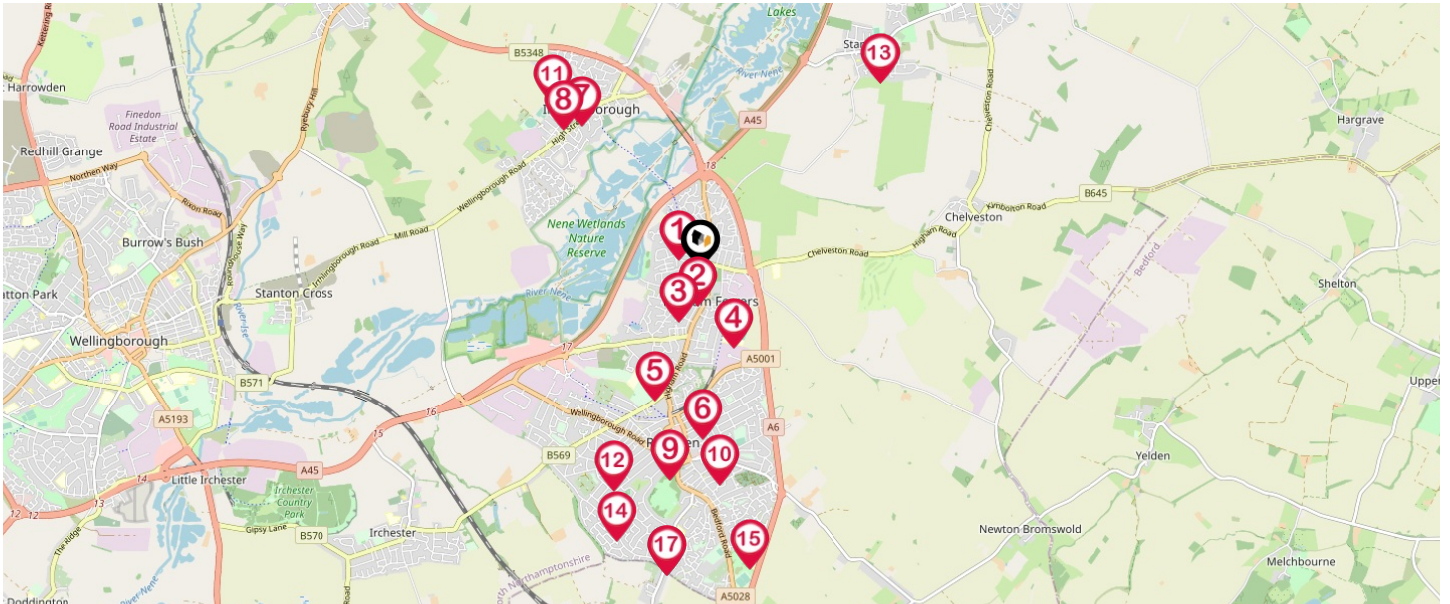
Property Type:	Flat	Lighting:	Low energy lighting in 22% of fixed outlets
Built Form:	End-Terrace	Main Heating:	Boiler and radiators, mains gas
Transaction Type:	Rental (private)	Main Heating Controls:	Room thermostat only
Total Floor Area:	59.16 m ²	Open Fireplaces:	0
Energy Tariff:	Single	Hotwater System:	From main system
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used	Hotwater Energy Efficiency:	Good
Mains Gas:	Yes	Floors:	(other premises below)
Floor Level:	1st	Walls:	Cavity wall, as built, insulated (assumed)
Flat Top Storey:	Yes	Walls Energy:	Good
Top Storey:	2	Roof:	Pitched, insulated (assumed)
Glazing Type:	Double glazing installed during or after 2002	Roof Energy:	Good
Previous Extensions:	0	Ventilation:	Natural

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Henry Chichele Primary School	Good	359	0.14 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Higham Ferrers Junior School	Good	356	0.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Higham Ferrers Nursery and Infant School	Good	277	0.4 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Ferrers School	Special Measures	999	0.64 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rushden Academy	-	786	1 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Denfield Park Primary School	Good	453	1.23 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Irthlingborough Junior School	Good	428	1.33 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Irthlingborough Nursery and Infant School	Good	335	1.39 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Alfred Street Junior School, Rushden	Requires improvement	121	1.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Newton Road School	-	253	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Huxlow Science College	Good	916	1.59 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Tennyson Road Infant School	Requires improvement	100	1.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Stanwick Academy	Good	194	1.9 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Whitefriars Primary School	Good	408	2.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Rushden Primary Academy	Good	324	2.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	South End Junior School	Good	358	2.22 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	South End Infant School	Outstanding	267	2.22 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

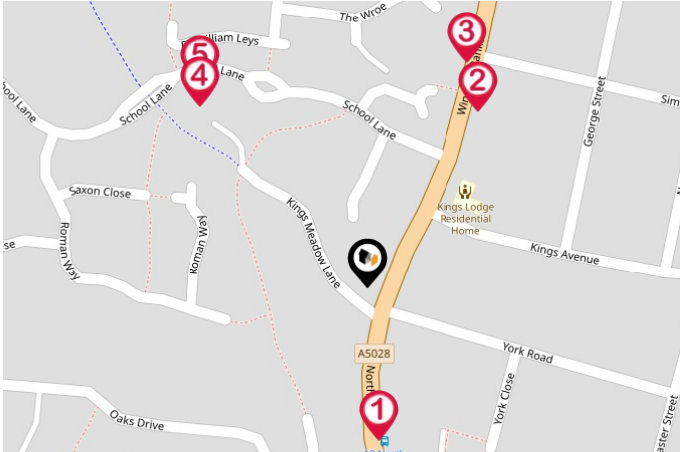
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LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - 12 North End | 0.07 miles
- 2 - Simpson Avenue | 0.1 miles
- 3 - Simpson Avenue | 0.11 miles
- 4 - High Meadows Lane | 0.11 miles
- 5 - High Meadows Lane | 0.12 miles

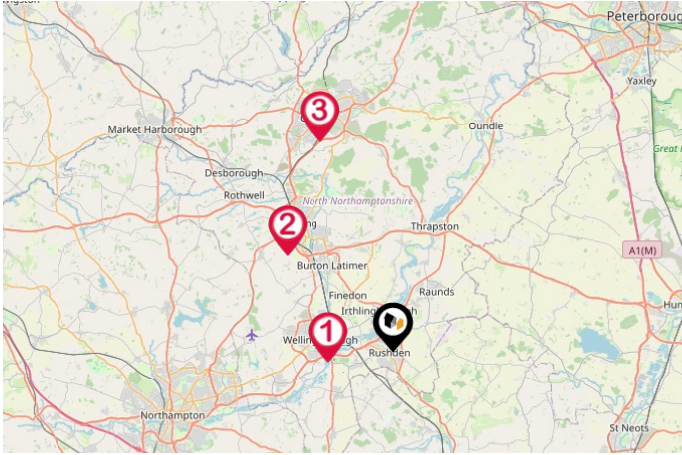
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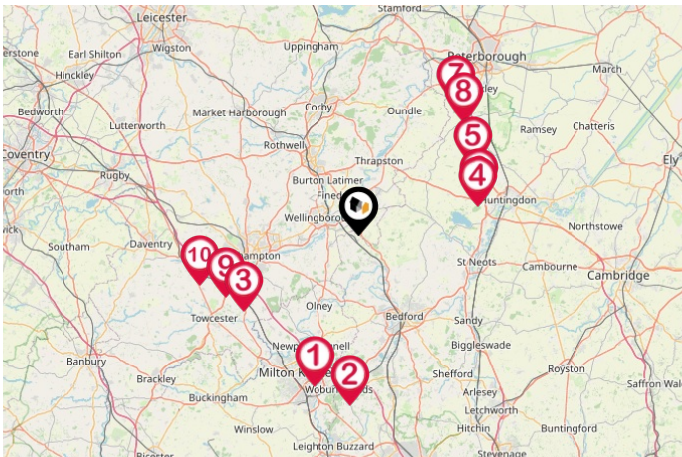
LOCAL AREA

NEAREST TRANSPORT LINKS



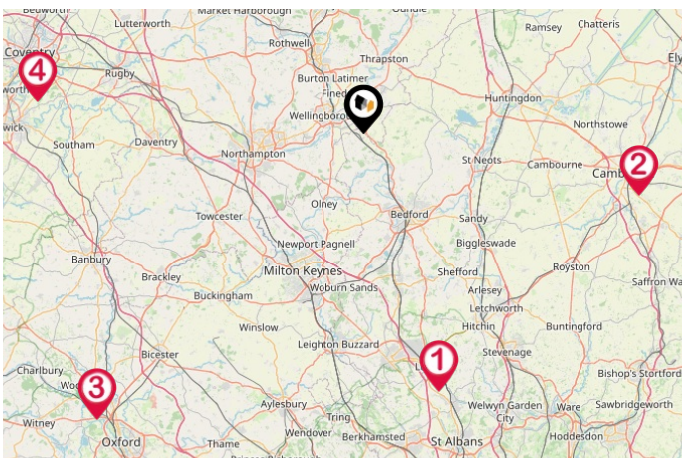
NATIONAL RAIL STATIONS

- 1 - Wellingborough Rail Station | 3.54 miles
- 2 - Kettering Rail Station | 8.1 miles
- 3 - Corby Rail Station | 12.87 miles



TRUNK ROADS/MOTORWAYS

- 1 - M1 J14 | 18.06 miles
- 2 - M1 J13 | 19.71 miles
- 3 - M1 J15 | 15.45 miles
- 4 - A1(M) J13 | 14.73 miles
- 5 - A1(M) J15 | 15.91 miles
- 6 - A1(M) J14 | 15.04 miles
- 7 - A1(M) J17 | 19.18 miles
- 8 - A1(M) J16 | 18.31 miles
- 9 - M1 J15A | 16.43 miles
- 10 - M1 J16 | 18.72 miles



AIRPORTS/HELIPADS

- 1 - London Luton Airport | 31.29 miles
- 2 - Cambridge Airport | 33.27 miles
- 3 - London Oxford Airport | 45.06 miles
- 4 - Coventry Airport | 37.42 miles

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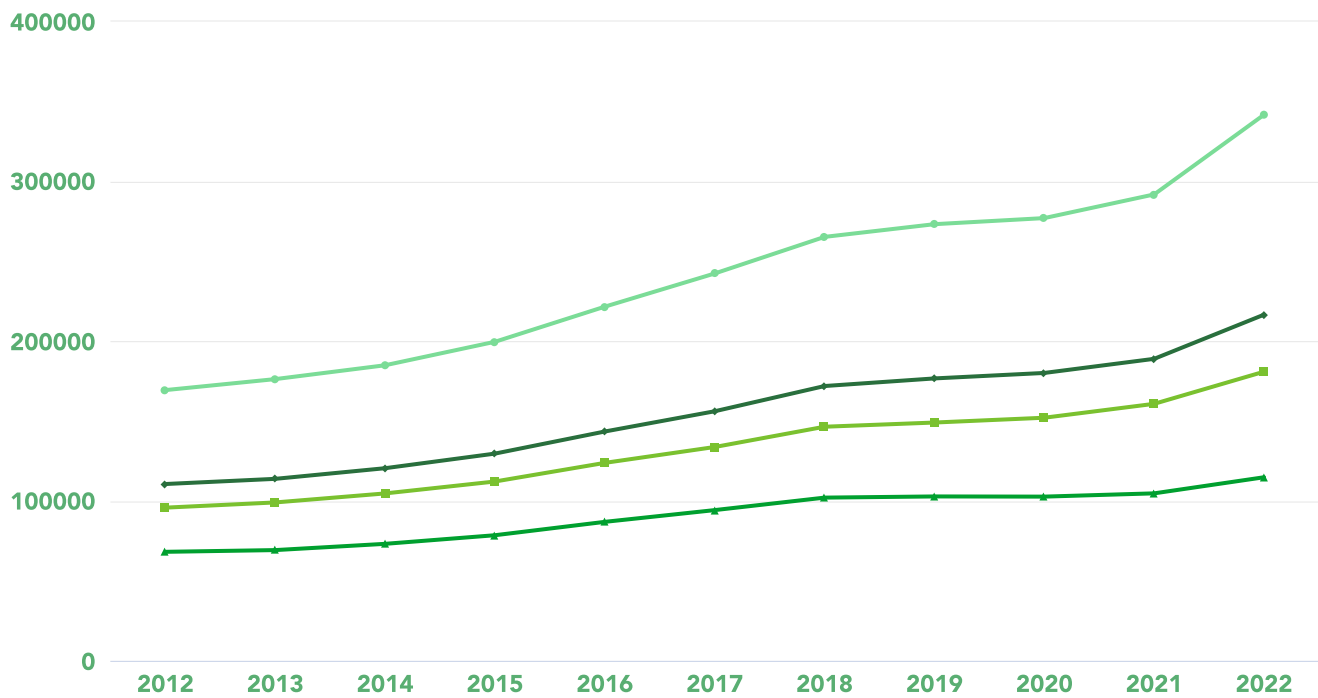
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR NN10

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 68.36%



TERRACED
+ 88.72%



SEMI-DETACHED
+ 95.76%



DETACHED
+ 101.7%

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About Us

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



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DATA QUALITY

Carl Myers Bespoke Estate Agent powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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