

# HENDERSON CONNELLAN

ESTATE AGENTS



“Urban Chic”





## “Urban Chic”

Beautifully presented and finished to a high standard, this second floor Apartment offers fantastic accommodation in a convenient central location!

### Property Highlights

- Situated in a popular location, just a stone's throw from the town centre and within very close walking distance to the town amenities. Rushden Lakes is a 20-minute walk away and Wellingborough is within close driving distance with a convenient commuting rail link to London.
- Beautifully presented two bedroom second floor Apartment, offering generous proportions and a modern and contemporary finish throughout.
- Entrance through the private hardwood front door leads into the generous Entrance Hall with recessed LED down lights in the ceiling, a double width storage cupboard and doors to the Rooms.
- Fantastic open plan Living/Dining/Kitchen providing a modern style of living with ample space to live, dine and entertain. There are French doors from the Living Area leading to a cast iron Juliet Balcony and a pleasant green and leafy outlook beyond.
- The modern Kitchen is open to the Living/Dining Room and features ceramic tiled flooring, an array of high gloss eye and base level units with soft close, roll top work surfaces with an upstand, a stainless steel 'CDA' sink and draining board, and integrated appliances to include a fridge/freezer, a washing machine/dryer, slimline dishwasher, low-level electric oven, ceramic hob and a contemporary extractor hood.
- Generously sized Shower Room, finished to a high standard with a ceramic tiled floor, tiled walls to dado height, a chrome heated towel rail and a three piece suite to include a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit and a great size walk-in shower with tiled walls, a large screen, and a high quality 'Bristan' shower with rainwater style shower head and a handheld attachment.
- Two Bedrooms, both of which benefit from a pleasant outlook from the rear elevation and Bedroom One, a generous double sized Room boasts French doors with a Juliet Balcony.
- 125 year lease commencing from 2019.
- Service charge of £119 per month (to include service charge and buildings insurance contribution), and ground rent of £79 paid every 6 months.
- Council Tax Band: B - EPC Rating: B - Tenure: Leasehold



Freemans Court,  
Rushden,  
NN10 9FS

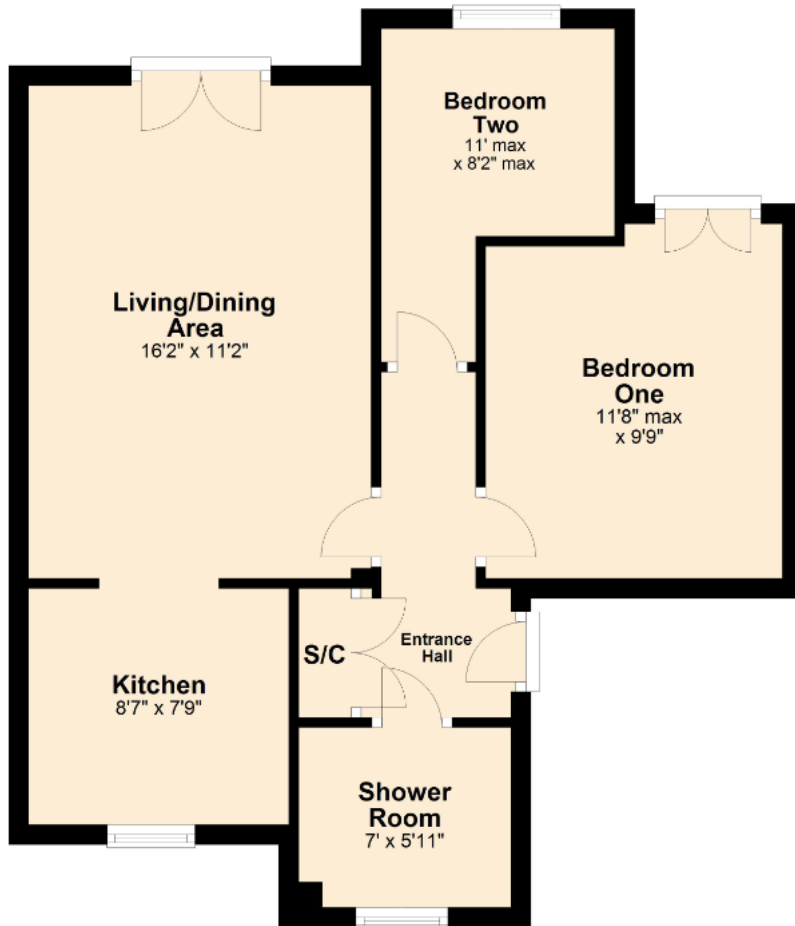


### Outside

The Property is part of a small development of high-quality apartments, having only eight apartments in the block. There is a secure keypad/intercom system providing access to the well-maintained communal hallway and stairs rise to the second floor, where the Property is situated. There is a secure gated car park situated to the side of the building with an allocated off-road parking space and a remote operated electric gate provides access.



## Second Floor



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