



4 Wildman Court, 206,  
Wellingborough Road, Rushden,  
Northamptonshire. NN10 9SY







£168,000

Leasehold

Frosty Fields Estate Agents Ltd offer you the chance to view this unique enriched character factory converted apartment situated on the top floor within local access to Rushden high street and all local amenities. This stylish home is available now to view. The internal space alone will surprise you along with the character of the exposed beams throughout. Accommodation comprises of the following. Entrance via communal composite door with ring door camera technology, stairs to entrance apartment door, entrance hallway, spacious bedroom with dressing room and mirrored wardrobes, fully fitted bathroom, spacious lounge with exposed beams and French doors to Juliet balcony, fully fitted kitchen - dining area with contrasting cabinets in Charcoal & White. Parking and visitors parking.







### Outside Entrance

To enter this factory converted apartment by the way of the composite door with outside camera doorbell technology. Upon entry stairs rise to the main entrance door.

### Main Entrance

Step into the unique factory converted top floor apartment. We believe you will be amazed by its sheers size internally and also be impressed with its contemporary feel throughout mixed with the exposed beams to give it an enriched character. The flooring is in grey laminate with vaulted ceiling. There are two double electrical sockets and raised picture wall lights. There exposed beams and within the hallway is where you will find the consumer unit. Doors to all rooms.

### Master Bedroom

2.95m x 3.83m (9' 8" x 12' 7") The main bedroom is spacious with exposed beams and vaulted ceiling. There is window to the side aspect and radiator. The bedroom is fitted with raised wall lights and plenty of double sockets. Open plan to the dressing room.

### Dressing Room

1.65m x 2.65m (5' 5" x 8' 8") The dressing room is an added bonus as it currently holds a large mirrored wardrobes for anyone who likes clothes. There is a window to side and radiator. The lighting is inset.

### Family Bathroom

2.00m x 2.65m (6' 7" x 8' 8") The spacious modern bathroom is fitted with a white suite and comprises of the following: Bath with shower and rain shower over with splash screen, and mixer taps. The bathroom is fitted with low level WC and wash hand basin with soft close vanity drawers. There is also a vanity mirror with lighting and Bluetooth technology. The bathroom is dressed in with floor to ceiling tiles and includes the white column radiator / towel rail. There is opaque window to the side for privacy and the inset lighting completes the picture.

### Lounge

4.75m x 5.80m (15' 7" x 19' 0") The main lounge is set in stylish theme with neutral decoration to enhance the exposed beams and vaulted ceiling. Dressed with modern furniture it allows for oodles of space. There are windows to the side and French doors with Juliet style balcony. The lounge can easily let you dine as well should you choose to. There are numerous double sockets for all of those

gadgets to include TV point and telephone point. The lounge has two radiators and the heating is controlled by HIVE. Door to kitchen

### Kitchen - Dining / Breakfast area

3.00m x 4.75m (9' 10" x 15' 7") The contemporary kitchen is contrasting with its fresh decoration and contrasting cabinets. the kitchen is fitted with Charcoal cabinets and white. The vaulted ceiling and exposed beams add to the height and gives it a wow factor. Fitted with a integral Fridge freezer and space for a washing machine and combined drier. There is also a fitted asterite sink drainer with spray nozzle mixer taps over and the white upstands. The cooker is AEG with a halogen hob and stainless steel canopy over. Here within the kitchen is where you will find the Vokera combination boiler. There are windows to the side and rear as well. All blended in with light grey laminate flooring and radiator trendy ceiling lights.

### Parking

The apartment comes with its own designated parking spot and there is also parking for visitors. There is a spacious area for all the wheelie bins as well.

### Agents Notes

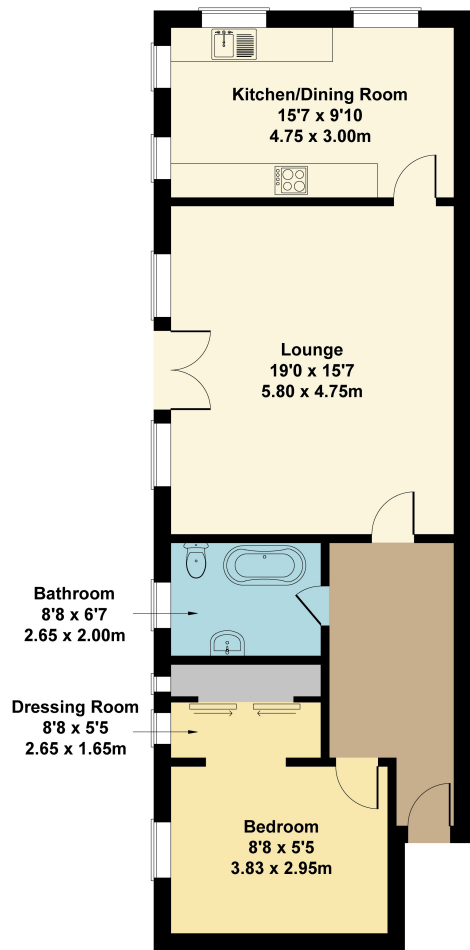
We understand are led to believe from the current owner the following information.

The apartment is under a Leasehold agreement with 119 years remaining.

There is a service management charge annually for £695.00 which covers the following.

- 1) Cleaning of all communal areas.
- 2) Cleaning of all Windows
- 3) The testing of all emergency lighting
- 4) Building insurance
- 5) Cleaning and maintaining of all the car park areas and bin storage.

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Approximate Gross Internal Area = 78 sq m / 840 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Raunds, Northamptonshire  
01933 825154  
nigel@frostyfields.co.uk