

CHARLES ORLEBAR

Estate Agents & Auctioneers



Borough Shoe Factory 1 South Building 25 Warmonds Hill, Higham Ferrers, Rushden, Northamptonshire, NN10 8PQ

A loft-style conversion of a former shoe factory. A 1-bedroom ground-floor apartment is available to rent in the South Building. The apartment is finished to a very high specification and will include wooden flooring with underfloor heating, a luxury fitted kitchen and bathroom, blinds, double glazing, and an allocated parking space. Unfurnished. Available now.

- Modern Design
- Open Plan Lounge, Kitchen/Diner
- Built in Appliances
- Allocated Parking
- Under-Floor Heating

£820 PCM Deposit £946

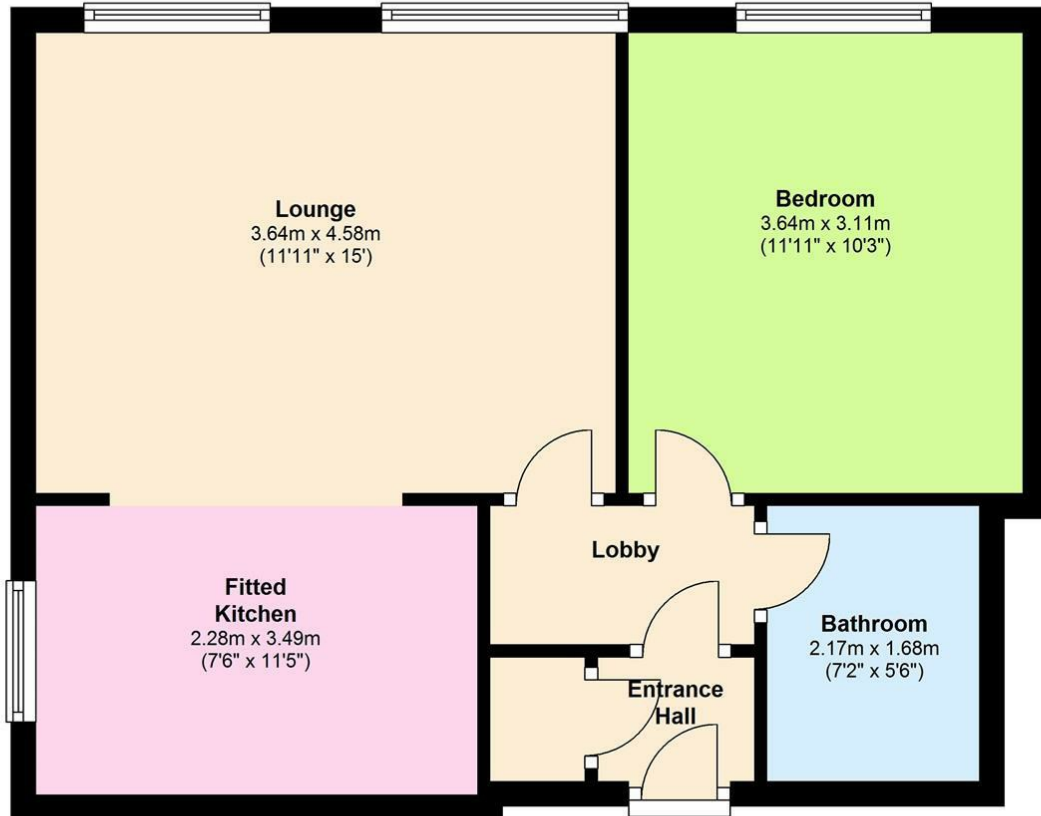
Council Area: North Northants District Council - Council Tax Band: A

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value

Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 45.7 sq. metres (491.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	