



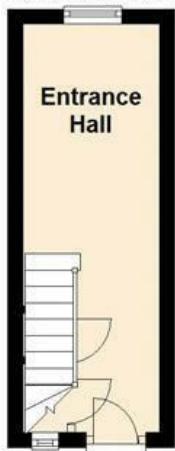
5 The Courtyard High Street, Higham Ferrers, Rushden, Northamptonshire, NN10 8DD

Charles Orlebar presents - An unfurnished, one-bedroom, modern coach house style House. It is one of five properties within an exclusive gated courtyard just off the centre of Higham Ferrers Centre. The property boasts an open-plan lounge/kitchen/diner with integrated dishwasher and fridge. Located behind remote controlled gates with parking for one car, a small enclosed patio garden private to this property. It is an ideal location for those wishing to be close to all local amenities. Available April for a long-term lease, unfurnished.

- 1 bedroom
- Shower room
- Living/diner
- Kitchen
- Study area
- Patio garden
- Off road parking
- Council tax Band A
- Gated complex

£875 PCM Deposit £1,009

Ground Floor
Approx. 9.6 sq. metres (103.6 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

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			
(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	