

CHARLES ORLEBAR

Estate Agents & Auctioneers



82 High Street, Higham Ferrers, Rushden, Northamptonshire, NN10 8BJ

Charles Orlebar presents - a converted ground floor flat providing unfurnished living accommodation with modern fittings, 2 bedrooms, bathroom and allocated off road parking. Located on the Higham High Street with front and rear access close to the centre of town for shops, pubs and eateries and only a short drive to the new Rushden Lakes shopping complex. Available May

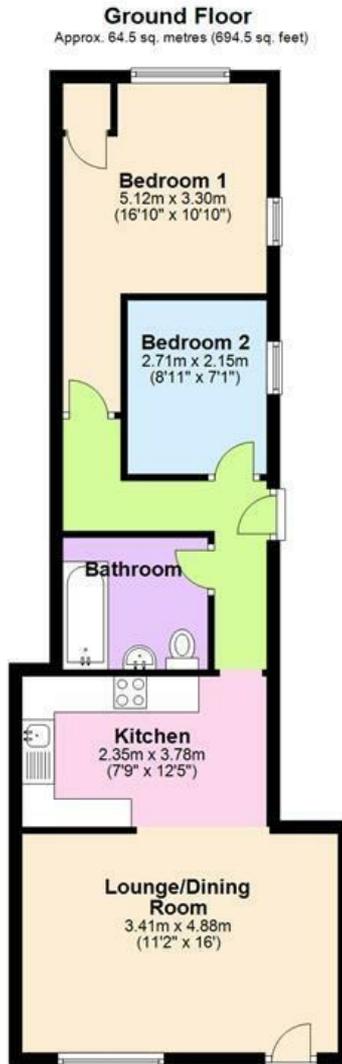
- 2 bedrooms
- Bathroom
- Kitchen - newly fitted
- Living/diner
- Allocated parking
- Heating
- Double Glazed
- Unfurnished

£875 PCM Deposit £1,009

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

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value



Total area: approx. 64.5 sq. metres (694.5 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			
(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			