

44 Tyne Way  
Rushden  
NN10 0GT

£165,000 (offers over)

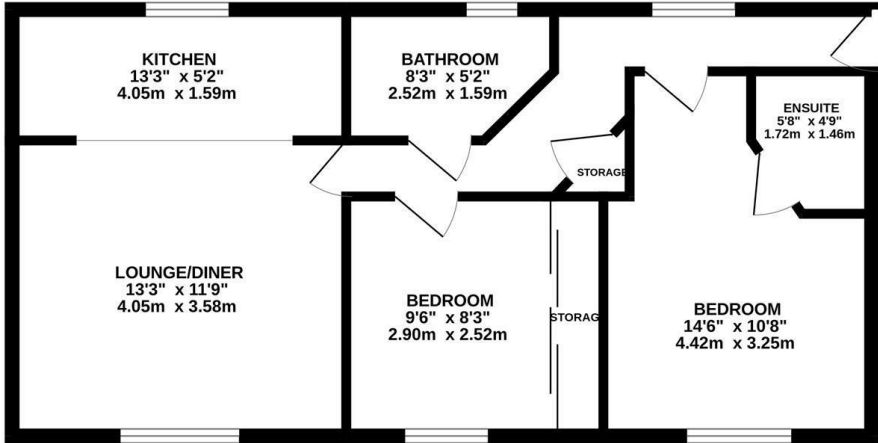


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## AT A GLANCE...



Lounge Diner



Open Planned Kitchen



2 Double Bedrooms



En suite and Family Bathroom



Gated Access Parking





## WHAT'S GREAT?

Welcome to this stunning top-floor flat nestled in Rushden. Enjoy contemporary living with this stylish two-bedroom residence, in a prime location and a host of desirable features.

This modern flat boasts a spacious lounge area that seamlessly merges with the dining space and kitchen, creating an inviting ambiance perfect for both relaxation and entertaining guests. Natural light floods the room, enhancing the airy feel and highlighting the tasteful decor. With a well-appointed kitchen, exuding elegance and functionality. Its sleek design and ample storage, making meal preparation an absolute pleasure.

This flat offers two generously sized double bedrooms, each providing comfort and tranquility. The master bedroom boasts the luxury of an en-suite bathroom, providing convenience and privacy, while the second bedroom ensures ample space for family, guests, or a home office.

One of the highlights of this property is the secure gated access to parking, offering peace of mind and a convenient solution for your vehicle. The ease of access ensures that coming

home is always a pleasure.

Situated on the top floor, this residence offers a tranquil retreat from the hustle and bustle of daily life, allowing you to unwind and gives you a sense of exclusivity.

Please call sole agents Oscar James to book a viewing!

...expect excellence



# SELLER'S SECRET

The property has been a great buy-to-let. Its in a really nice position and loved being on the top floor



## Why we like it....

Flat is in a great condition! Having an ensuite and parking behind private gates is really rare. Viewing is highly recommended

# OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---