

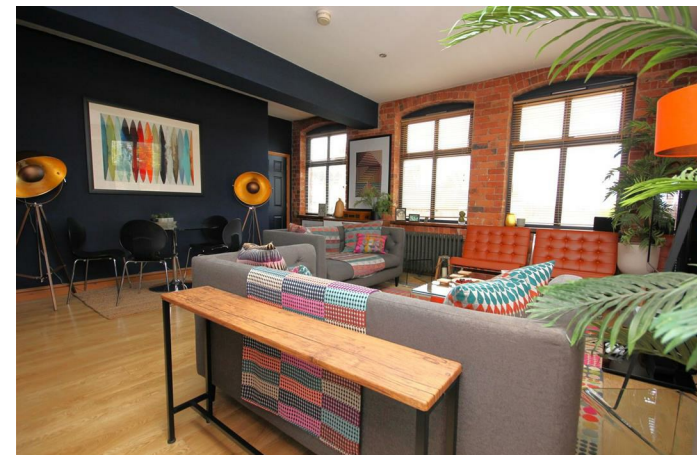


5 Cobblers Loft 23 York Road
Rushden, NN10 0NY



Simpson & Weekley

*****STYLISH LIVING***** Simpson and Weekley are delighted to offer to the market this amazing two bedroom first floor apartment. Ideally located along the popular York Road on the edge of Rushden town centre. The converted former shoe factory offers easy access to a range of local amenities including shops, schools and the always popular Rushden Lakes development. The apartment is beautifully presented throughout and boasts ample living accommodation comprising in brief; entrance hallway, open plan lounge dining room with exposed brick walls, kitchen, a large master bedroom with en-suite shower room, a second double bedroom, a separate family bathroom and a roof terrace. The property also benefits from gas central heating and double glazing throughout. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band B



Offers In Excess Of £160,000



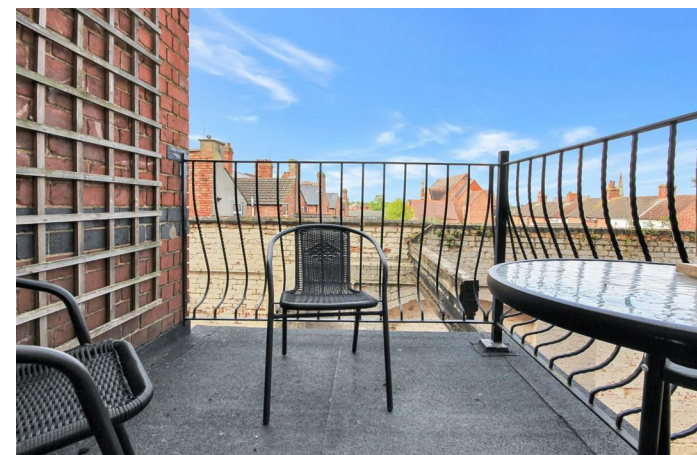
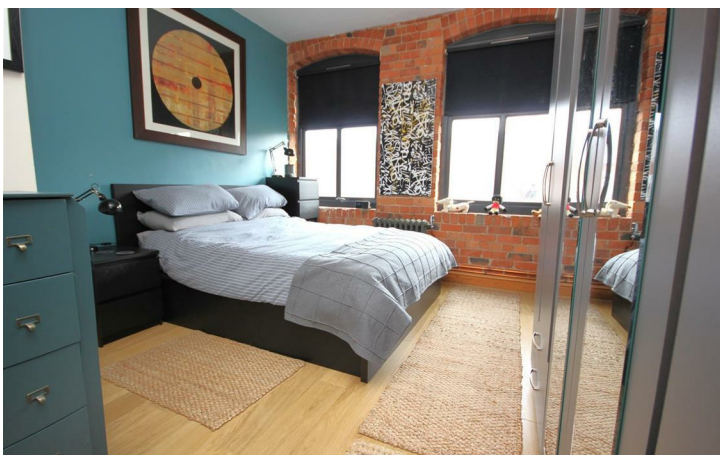
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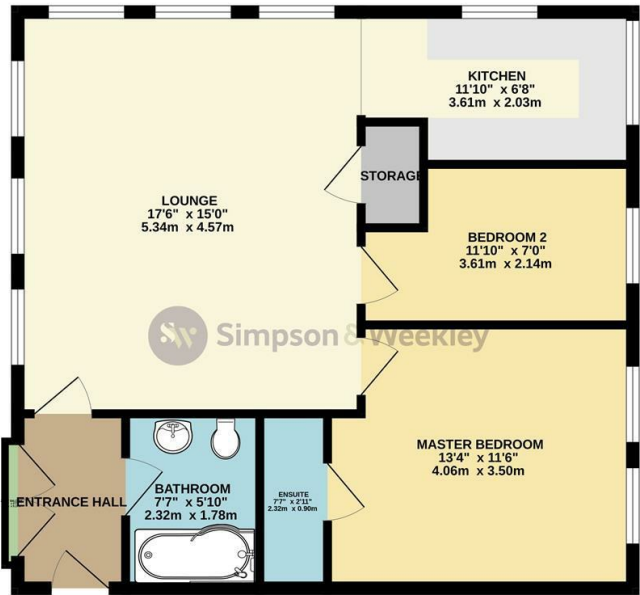


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GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Floorplan Creator



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	



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