



84B Newton Road

Rushden, Northamptonshire NN10 0HQ



**Simpson & Weekley**



**\*\*\*STYLISH TOWN CENTRE LIVING\*\*\* \*\*\*PACKED FULL OF ORIGINAL FEATURES\*\*\* \*\*\*OVER 900sqft OF LIVING SPACE\*\*\* Simpson and Weekley are delighted to offer to the market this wonderfully presented two bedroom first floor apartment. Ideally located in the heart of Rushden and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance porch, large inner hallway, lounge, kitchen breakfast room, two bedrooms and a separate shower room. The home also benefits from gas central heating and double glazing throughout. The home is beautifully presented throughout and has to be viewed to be fully appreciated. Call the office today to arrange your viewing. EPC Rating D, Council Tax Band A**

£195,000



2



1



2



Simpson & Weekley



TOTAL FLOOR AREA: 926 sq ft (86.1 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 omission or misstatement. 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 Metaplan (2020).



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



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