



16 Alfred Street  
Rushden, NN10 9YS



Simpson & Weekley

Welcome to Alfred Street, Rushden - a charming town centre location that offers convenience and comfort! This one-bedroom top floor flat is beautifully presented throughout, making it a perfect cozy retreat for anyone looking to settle in the heart of the town.

As you step into this lovely property, you'll be greeted by a reception room that is just right for relaxing after a long day. The bedroom is spacious and provides a peaceful sanctuary for a good night's sleep. The bathroom is well-maintained, offering both functionality and style.

One of the highlights of this flat is its proximity to local amenities. Imagine strolling to nearby shops, parks, and the ever-popular Rushden Lakes development - all just a stone's throw away! Whether you enjoy shopping, outdoor activities, or dining out, this location has something for everyone.

In addition to its prime location, this property also boasts a garage and parking to the side, ensuring that you'll always have a convenient place to park your vehicle. With double glazing and electric heating, you can stay warm and comfortable throughout the year.

Don't miss out on the opportunity to make this flat your new home. Embrace the convenience of town centre living and the comfort of a well-maintained property. Contact us today to arrange a viewing and take the first step towards calling Alfred Street your new address!

EPC Rating Ordered, Council Tax Band A

£130,000



GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq ft. (60.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
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### 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	



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