



22 Lime Grove  
Rushden, Northants NN10 6ES

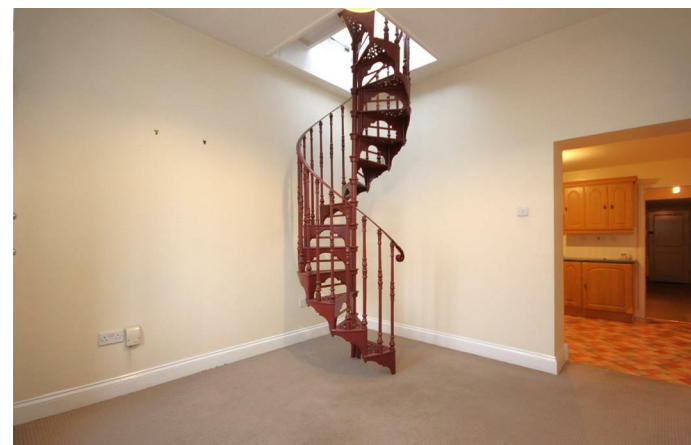


**Simpson & Weekley**

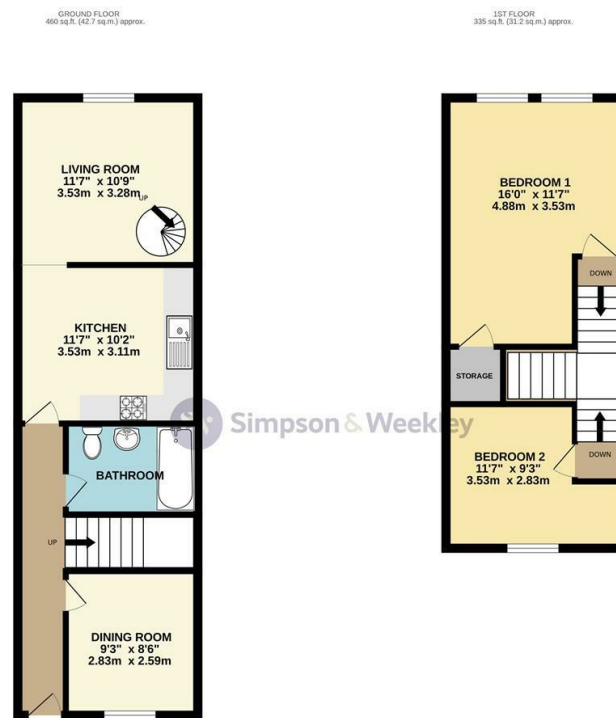


\*\*\*NO UPPER CHAIN\*\*\* \*\*\*FACTORY CONVERSION\*\*\* Simpson & Weekley are delighted to offer this two/three bedroom duplex apartment within the sought after Grade II listed former John White shoe factory, Lime Grove with the added benefit of its own private roof terrace. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hall, lounge with spiral staircase leading up to the roof terrace, kitchen diner with integrated fridge, modern family bathroom, two bedrooms and bedroom 3/study/dining room. The property also benefits from Upvc double glazing, a roof terrace, gas radiator central heating and allocated parking. The property also offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. An internal viewing is highly recommended to fully appreciate everything this property has to offer. Council Tax Band B, EPC Rating Ordered

£175,000

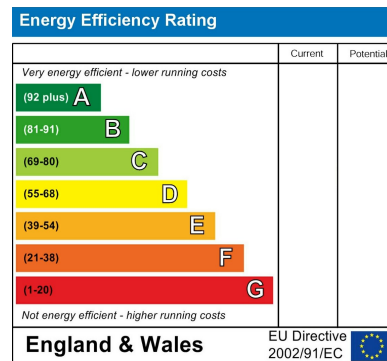


Simpson & Weekley



TOTAL FLOOR AREA: 795 sq ft (73.9 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.  
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