



23 York Road

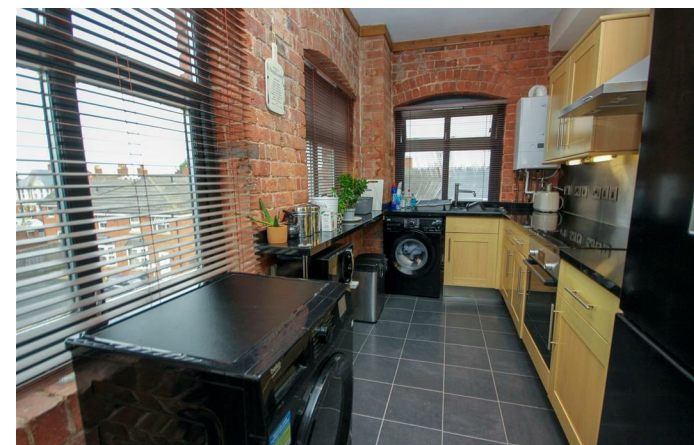
Rushden, Northamptonshire NN10 0NY



Simpson & Weekley

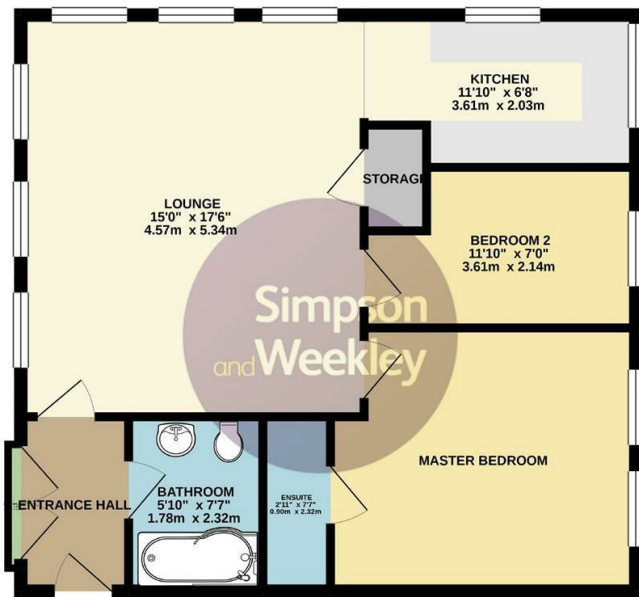
"Factory Conversion Living!". Offered to the market which is situated in a former show factory is this impressive two bedroom, top floor apartment. Boasting a light and spacious living dining room with windows stretching along two exposed brick walls and the cast iron radiators, this property really does give the feel of a true factory conversion. There is a Juliet Balcony from the entrance hall, bathroom with feature block glazed section bringing in natural light, lounge/dining room open plan to the modern fitted kitchen and two bedrooms with an en-suite shower room to the master. There are benefits of gas radiator central heating, double glazing and externally the electric gates provide access to a secure parking space. Located close to Rushden town centre the apartment comes with easy access to lots of popular local shops, schools and parks, Rushden Lakes retail and leisure complex can be walked to and the A6 and A45 are nearby providing routes to Wellingborough and Bedford where direct trains from their respective railway stations can see you in the capital within an hours journey. EPC Rating Ordered, Council Tax Band B

£170,000

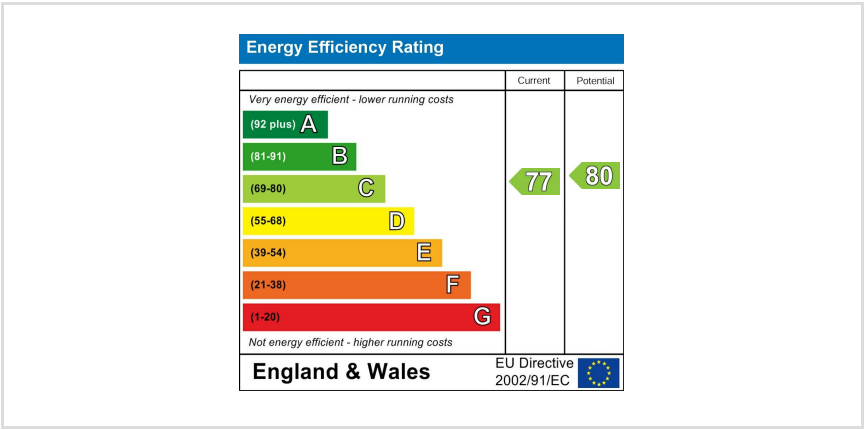


Simpson & Weekley

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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 3.0(2)



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



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW