



77 Tyne Way
Rushden, NN10 0GY



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this excellent two-bedroom ground floor apartment, situated in a sought-after modern development on the edge of Rushden.

There is well-proportioned accommodation set over one floor, comprising an entrance hall, two bedrooms, a re-fitted bathroom, kitchen and living room. Externally, there is an allocated parking space and large communal garden to the rear. The home is beautifully presented throughout and has been enhanced by the current owner to a high standard, making this a perfect first-time buy ready to move into, or potential investment opportunity.

The home occupies a wonderfully quiet location while remaining within walking distance to the town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

EPC Rating B, Council Tax Band A.

£155,000



2



1



2



Simpson & Weekley

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq ft. (47.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	81	81
(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	



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**.



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