



80 Victoria Court, Rushden, NN10 6BU

£575 PCM





# 80 Victoria Court

Rushden, NN10 6BU

- CLOSE TO RUSHDEN TOWN CENTRE • SMART 1 BEDROOM APARTMENT AND RUSHDEN LAKES
- ALLOCATED PARKING SPACE FOR 1 • UPVC DOUBLE GLAZING VEHICLE
- REFITTED KITCHEN AND BATHROOM

**STYLISH APARTMENT!!** Situated close to Rushden town centre and only a short distance to Rushden Lakes is this smart 1 bedroom first floor apartment. Benefits include: modern refitted kitchen and bathroom, UPVC double glazing, updated electric heaters, smart floor and wall coverings throughout.

The apartment comprises of: entrance hall with large storage cupboard, lounge, kitchen, bedroom and bathroom.

Outside there is a shared garden area which can be used by all of the residents in the block and there is an allocated parking space for 1 car in the communal car park.

**CALL US NOW TO ORGANISE YOUR VIEWING! 01933 22 22 33!**

**EPC RATING 'C'**



## Entrance Hall

## Lounge

11'7" x 11'2" (3.53 x 3.40)

## Kitchen

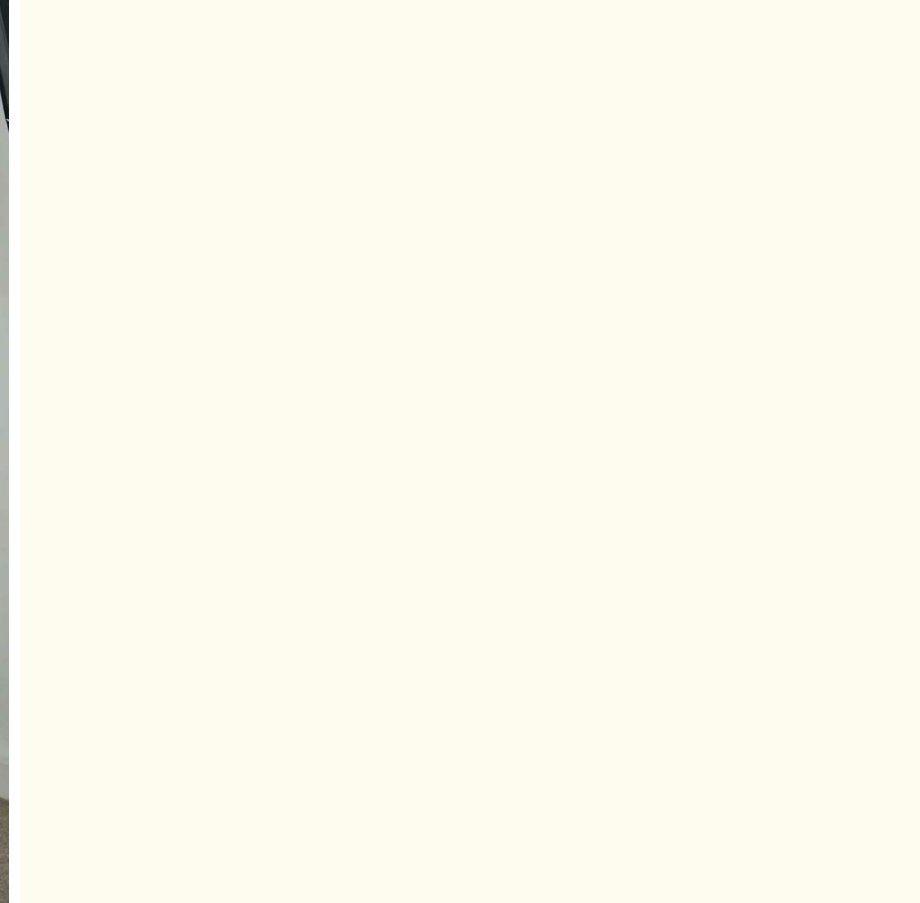
9'2" x 5'10" (2.79 x 1.78)

## Bedroom

9'10" x 8'7" minimum (3.00 x 2.62 minimum)

## Bathroom



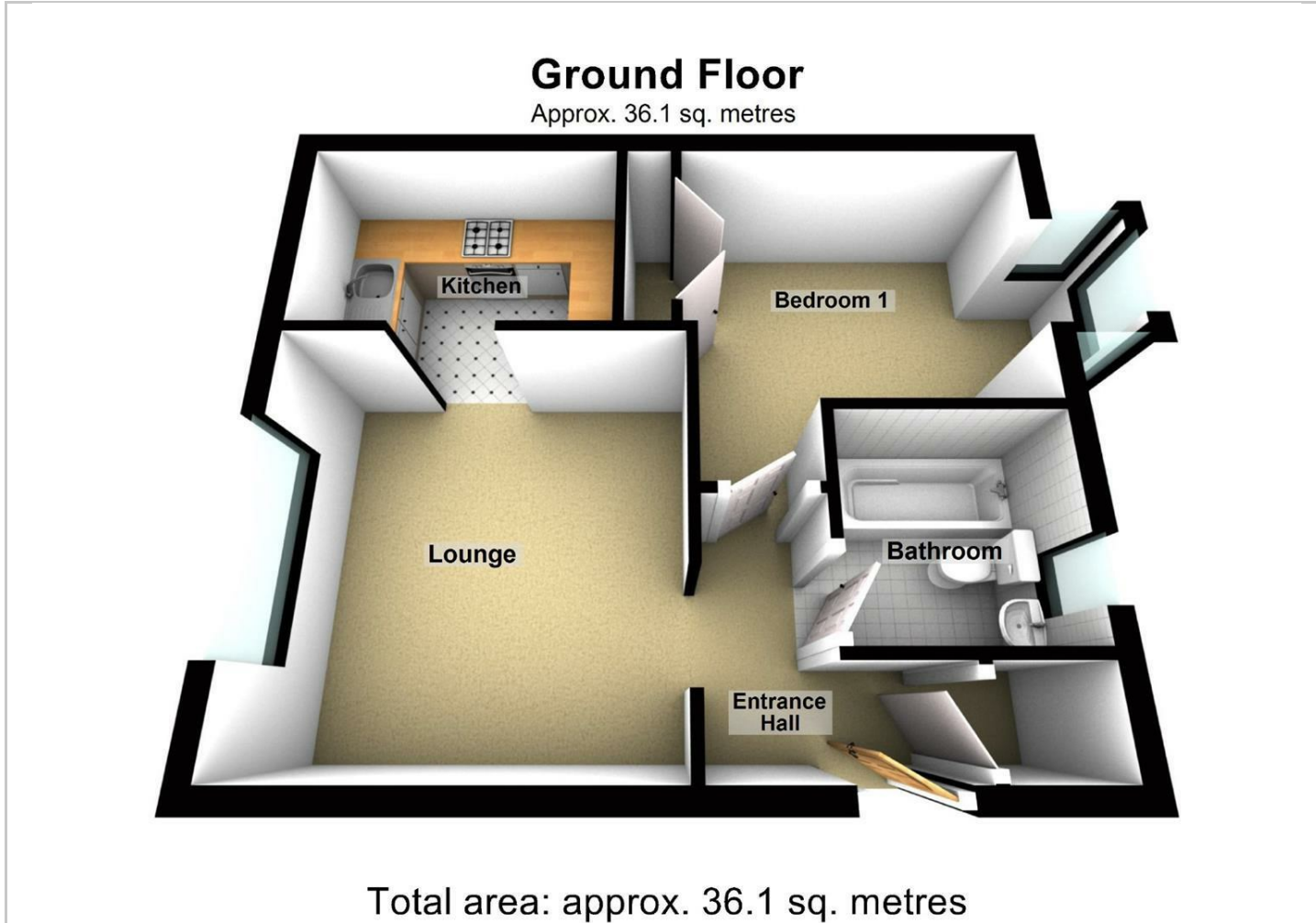


## Directions





## Floor Plans



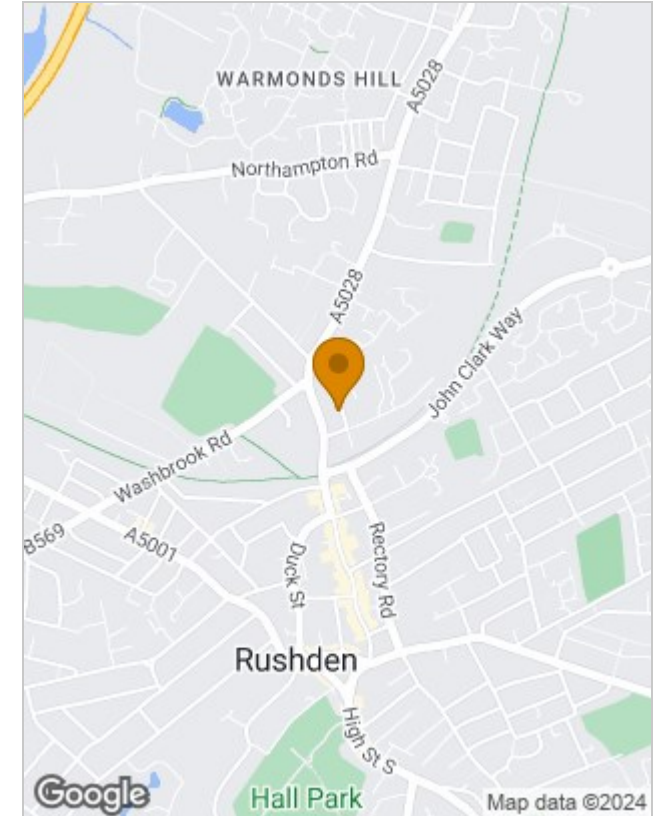
## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

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	