



Flat 4, Burleigh House Hamblin Court
Rushden, NN10 0RU



Simpson & Weekley

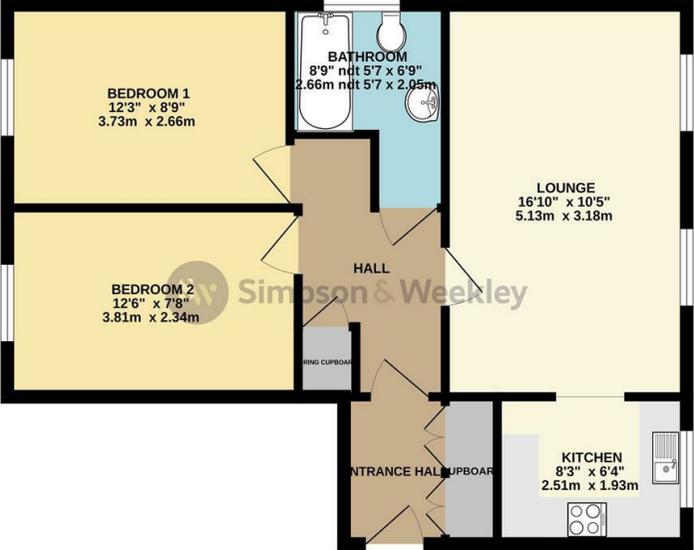
Offered to the market with no upward chain is this renovated, two bedroom apartment. Set on the second floor of Burleigh House, overlooking Hamblin Court, the property is located in the heart of the town and boasts a refitted kitchen, refitted bathroom, allocated parking, generous storage space and benefits from having undergone a full re-decoration and replacement flooring programme. There is an abundance of convenience with a vibrant High Street on your doorstep, Rushden Lakes retail and leisure complex within walking distance as are several established parks and popular schooling. Routes to Wellingborough and Bedford are accessible via the A45 and A6 where direct trains from their relevant stations can see you arriving in central London withing an hours journey. A fantastic first time purchase, property to downsize to or buy to let investment. EPC Rating, E, Council Tax Band A. Lease remaining: Approx 89 years



£115,000

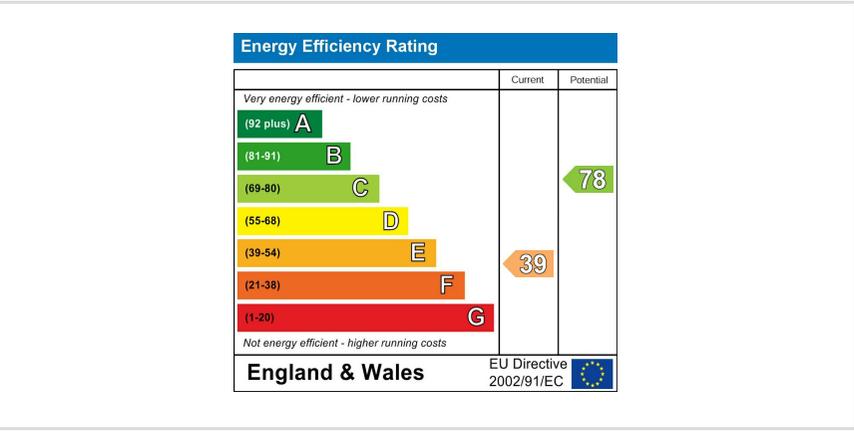


GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
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