



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 C, Council Tax Band B

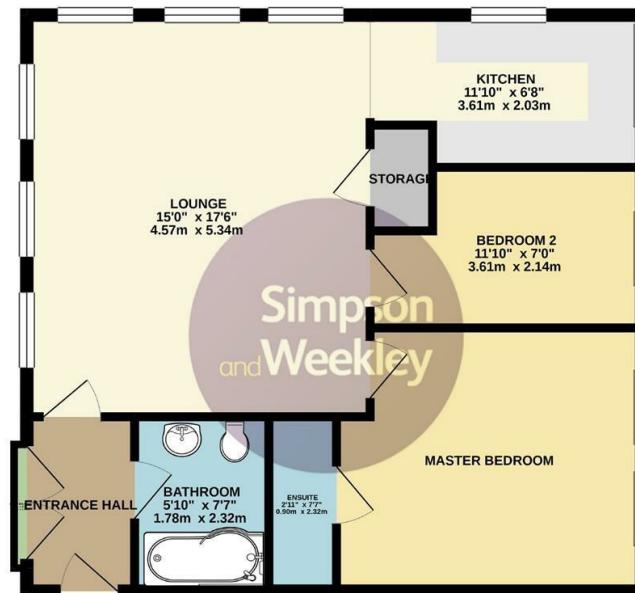
£170,000

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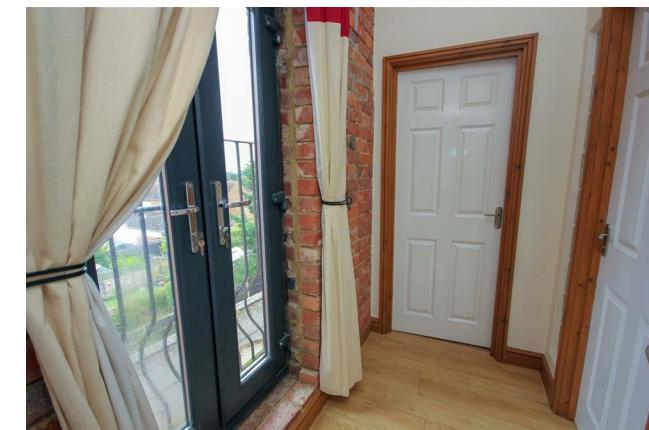
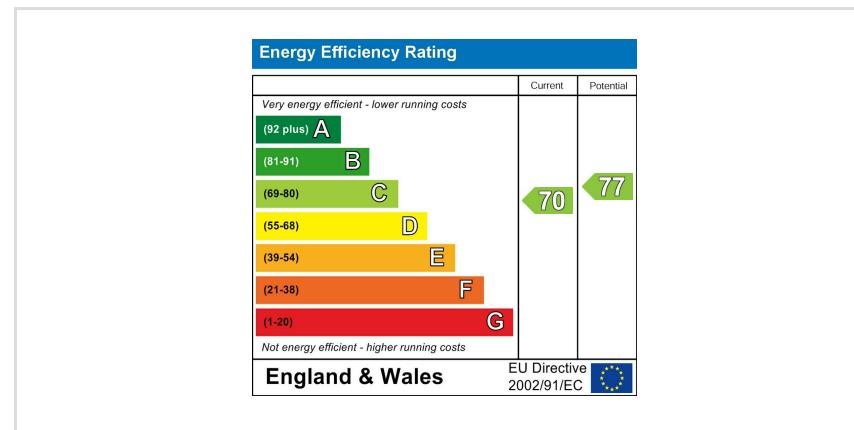


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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements do not include any fixtures, fittings, floor coverings, window dressings, door furniture, etc. and are for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions, types and locations of rooms have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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