



1 Manton Court Grove Road
Rushden, Northamptonshire NN10 0JX



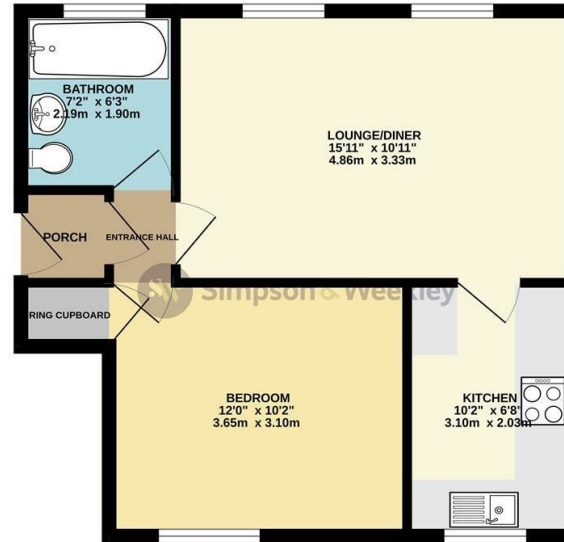
Simpson & Weekley

EXTENDED LEASE AVAILABLE Simpson and Weekley are delighted to offer to the market this fantastic one bedroom ground floor apartment that is offered to the market with no upper chain. The property is ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is very well presented throughout and boasts living accommodation comprising in brief; entrance hallway, large lounge diner re-fitted kitchen, large double bedroom and a re-fitted family bathroom. The home also benefits from electric heating and double glazing throughout. The property also comes with an allocated parking space for off street parking. The sellers has also made us aware that they are prepared to extend the current lease should the buyer request it. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C. Council Tax Band A

£99,995



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA - 440 sq ft (40.9 sq.m) approx.
While 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreage 2/20/20



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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**.



**Simpson
&Weekley**

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Journey Personal



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