



259B Wellingborough Road  
Rushden, NN10 9XN



**Simpson & Weekley**

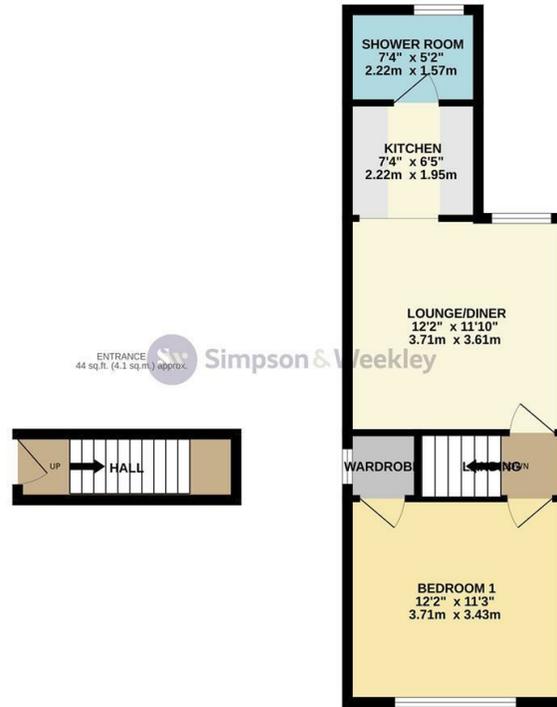
\*\*\*CHAIN FREE\*\*\* \*\*\*LONG LEASE\*\*\* \*\*\*PRIVATE PARKING\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful one bedroom first floor apartment. The Home boasts ample accommodation set over two floors and comprising in brief; entrance hallway with stairs leading to the first floor living accommodation. The first floor boasts a large lounge dining room, a fitted kitchen, a large double bedroom and a separate shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a residents car park at the rear of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band A



£110,000



FIRST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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