



15 Lacemakers Court
Rushden, NN10 0UZ



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this excellent two-bedroom ground floor apartment, situated in a popular residential location just off Bedford Road on the Southern side of Rushden.

The accommodation is well-proportioned, comprising in brief an entrance hall, two double bedrooms, an open-plan kitchen/living/dining space, and a re-fitted shower room. Externally, you will find off-road parking for one vehicle.

The property itself is situated towards the edge of Rushden in a popular residential location, being within walking distance to the town centre with an assortment of all the amenities you could expect, and ample bus routes nearby.

The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, or 30-minute walk, with a selection of further shops, restaurants, cafe's, and immediate access to miles of beautiful countryside walks and cycle paths.

EPC Rating C, Council Tax Band B

£165,000



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 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.
Made with Metropix 62026



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW