



2 Palace Court Alfred Street  
Rushden, Northants NN10 9YS



**Simpson & Weekley**

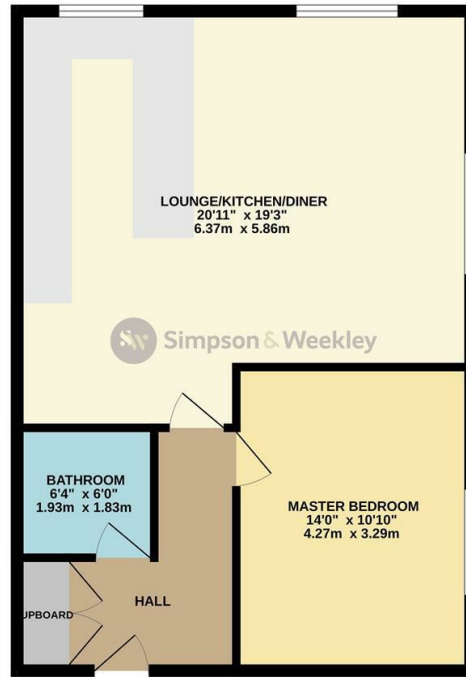
\*\*\*NEW INSTRUCTION\*\*\* \*\*\*WHOLE BLOCK SHOWN\*\*\* Simpson and Weekley are delighted to offer to the market this spacious one bedroom first floor apartment with the rare added benefit of a GARAGE! Available immediately, the property has been newly decorated and also benefits from brand new flooring and blinds throughout. Ideally located adjacent to Rushden town centre, local amenities including shops, bus routes and the popular Rushden Lakes development. The property is in a converted cinema and boasts living accommodation briefly comprising entrance hallway, open plan lounge/dining/kitchen, one large double bedroom and a modern bathroom with shower over the bath. The property also benefits from electric heating, double glazing throughout and a garage. An internal viewing is highly recommended to fully appreciate everything this property has to offer. Sorry, strictly no pets. EPC Rating D. Council Tax Band A



£785 PCM



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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 ©2024



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW