



Denbeigh House Rectory Road

Rushden, NN10 0AT



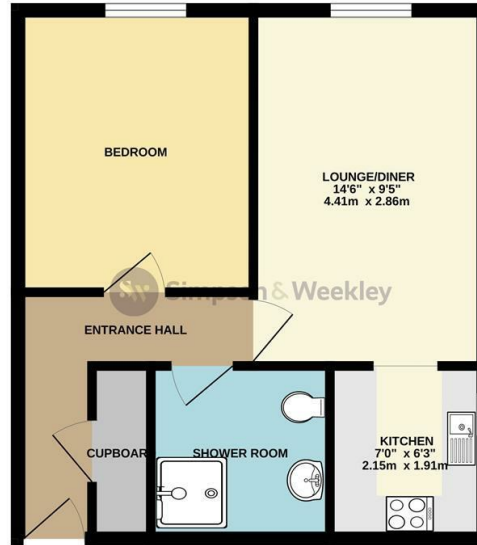
**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* \*\*\*WHOLE BLOCK SHOWN\*\*\* Simpson and Weekley Lettings are delighted to offer to the market this fantastic one bedroom top floor apartment. Ideally located in the heart of Rushden town centre and offering easy access to local amenities including shops, bus routes and the popular Rushden Lakes development. The property is well presented throughout and offers ample living accommodation briefly comprising entrance hall with useful storage cupboard, good sized lounge/dining room with archway through to the kitchen which will have a brand new cooker installed. One double bedroom and modern shower room complete the accommodation on offer. The property also benefits from electric heating and double glazing. Externally there is one allocated parking space. Available immediately, an internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer. EPC Rating C. Council Tax Band A

£765 PCM



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 408 sq ft (37.9 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyEnergy 12/2023



### 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>		
(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	

Current rating: 69 (D)  
Potential rating: 78 (C)



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**.



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