



5 Stanley Hunt Court  
Rushden, NN10 9UJ



**Simpson & Weekley**

**\*\*\*GROUND FLOOR FACTORY CONVERSION with own entrance\*\*\*** Simpson and Weekley are delighted to offer to the market with no upward chain is this wonderful two-bedroom ground floor apartment. Ideally located on the edge of Rushden Town centre and offering easy access to lots of local amenities including parks, shops and the always popular Rushden Lakes development. Entering the property via a private entrance the home boasts ample living accommodation set over one floor and comprising in brief, entrance hallway, open plan lounge, kitchen diner, a master bedroom with built in wardrobes and en-suite shower room, a second bedroom with built in wardrobes and a separate family bathroom. The home also benefits from gas central heating, double glazed windows throughout and a long lease. Externally there is allocated parking and ample visitors parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating B, Council Tax Band A

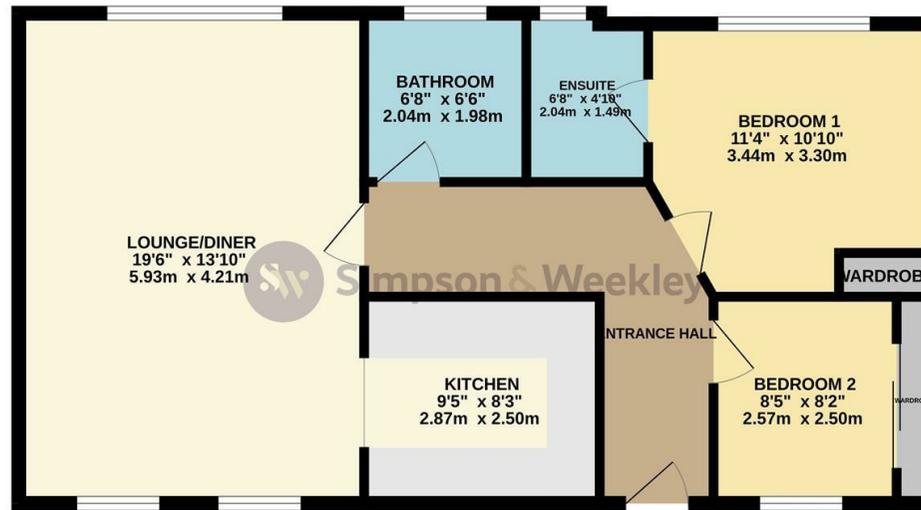


Offers In Excess Of £190,000

 2  2  1



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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>	<b>82</b>	<b>82</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	



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**Simpson  
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Making Every  
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