



31 Lime Grove

Rushden, Northants NN10 6ES



Simpson & Weekley

NEW INSTRUCTION ***WHOLE BLOCK SHOWN*** Simpson & Weekley are pleased to offer this exceptionally spacious lower ground floor apartment offering generous living accommodation situated in this Grade II listed former shoe factory and offered in very good decorative order throughout. Ideally located between Rushden and Higham Ferrers with easy access to the A45, Rushden Lakes, bus routes and local amenities. The generously proportioned accommodation briefly comprises entrance hall, lounge/dining room with windows overlooking communal gardens, modern fitted kitchen, two large double bedrooms both with built in wardrobes and a four piece family bathroom with separate shower cubicle. Further benefits include gas radiator central heating, the use of extensive communal gardens and one allocated parking space. Available from the around the middle of October, viewing is very highly recommended. Sorry, strictly no pets. EPC Rating C. Council Tax Band B

£895 PCM

 2  1  1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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**Simpson
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