Walnut Tree Court

Rushden, NN10 8NZ

Simpson & Weekley

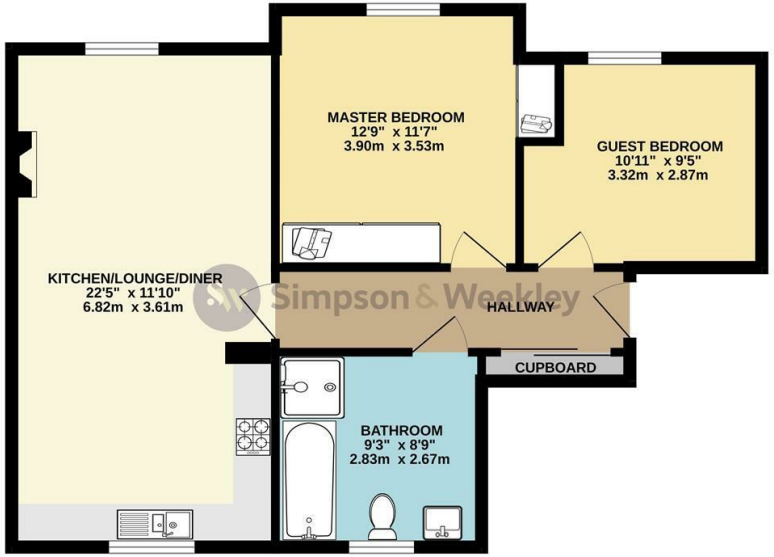
This modern two-bedroom first-floor apartment in the historic market town of Higham Ferrers perfectly balances quiet, spacious living with ultimate town-centre convenience. Peacefully tucked away at the rear of the development siding onto the tranquil Kings Meadow Lane, the property sits completely shielded from the bustle of passing traffic. Inside, the home stands out instantly due to its unusually high ceilings throughout, which create an incredibly bright, airy, and expansive atmosphere. Solving the typical storage compromises of apartment living, the property features a highly valuable, partially boarded loft space easily accessed via a pull-down ladder. The internal accommodation comprises an inviting hallway leading to a generous open-plan lounge and dining room, which flows seamlessly into a modern kitchen, creating a fantastic social hub for entertaining. Both bedrooms are well proportioned double rooms with fitted wardrobes to the master bedroom and there is a modern family bathroom. Externally, residents benefit from an allocated parking space and beautifully maintained communal gardens that provide a peaceful outdoor space for relaxation. Location is a major highlight; a short, level stroll leads to the historic Market Square and a vibrant High Street packed with independent retailers, boutique cafes, pubs and restaurants. Highly regarded schools, local parks, and a doctors' surgery are also within comfortable walking distance. For commuters, the property is exceptionally well-placed with the A6 and A45 easily accessible, leading swiftly to the larger neighbouring towns of Wellingborough and Bedford where from their local stations, frequent direct rail links can whisk you straight into London St Pancras in under 50 minutes, making this an unbeatable opportunity for professionals seeking city connectivity alongside a peaceful market town lifestyle. Council Tax Band: B. EPC Rating: C

£170,000

2 1 1

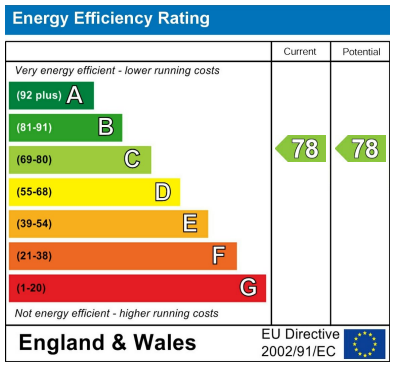
Simpson & Weekley

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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 ©2026



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

30 High Street, Rushden, Northants, NN10 0PW