



97 Tyne Way
Rushden, NN10 0GY



Simpson & Weekley

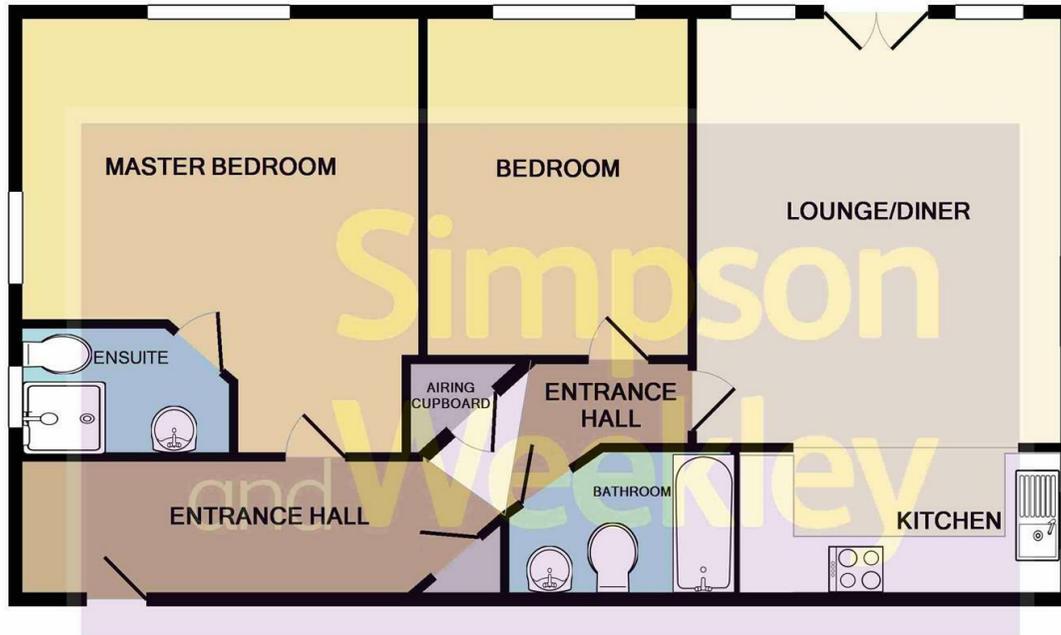
Situated on a modern development within easy access of the A6 bypass is this impressive, top floor apartment presented in stunning condition throughout. The light and airy property benefits from fast radiator central heating and comes with an en-suite to the master bedroom, allocated parking, a communal garden and a living space enriched with light flooding in from the dual aspect windows. The accommodation in brief comprises entrance hall accessed from a communal entrance and with a storage cupboard adding a touch of convenience. There are two double bedrooms with an en-suite to the master bedroom and fitted wardrobes to the guest bedroom currently utilised as a dressing room/study. The bathroom has a bath with shower over and the open living space is largely open plan to the fitted kitchen. Externally there is a communal and enclosed lawned garden and an allocated parking space. The High Street and shops are within walking distance, the A6 and A45 are located nearby providing access routes to either Wellingborough or Bedford where direct trains from their relevant stations can see you arriving in London St Pancras well within an hours journey. EPC B, Council Tax Band B



£165,000

2 2 1





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017



Energy Efficiency Rating

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

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

30 High Street, Rushden, Northants, NN10 0PW