



84 Tyne Way  
Rushden, NN10 0GY



**Simpson & Weekley**

Simpson and Weekley are delighted to present this superb two-bedroom first floor apartment, ideally positioned within a sought-after modern development on the outskirts of Rushden.

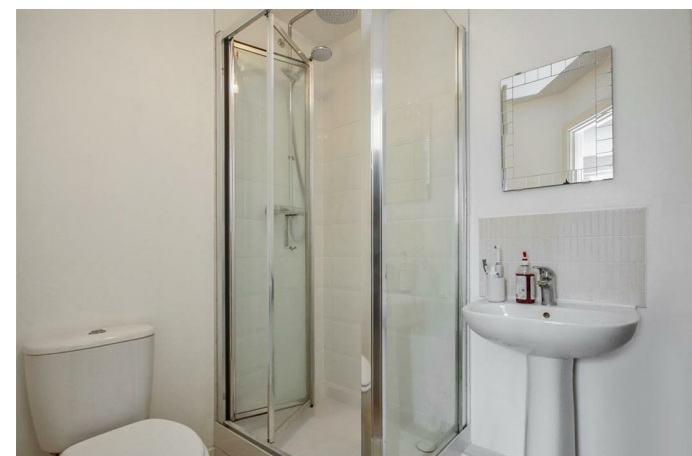
The property offers well-proportioned accommodation throughout, comprising a welcoming entrance hall, two generous bedrooms with an ensuite to the principal bedroom, a family bathroom, and a well-appointed kitchen opening into a bright and spacious living/dining area.

Externally, the property benefits from an allocated parking space and access to a large communal garden to the rear. Beautifully presented throughout, this home is ready to move straight into, making it an ideal purchase for first-time buyers or a fantastic investment opportunity.

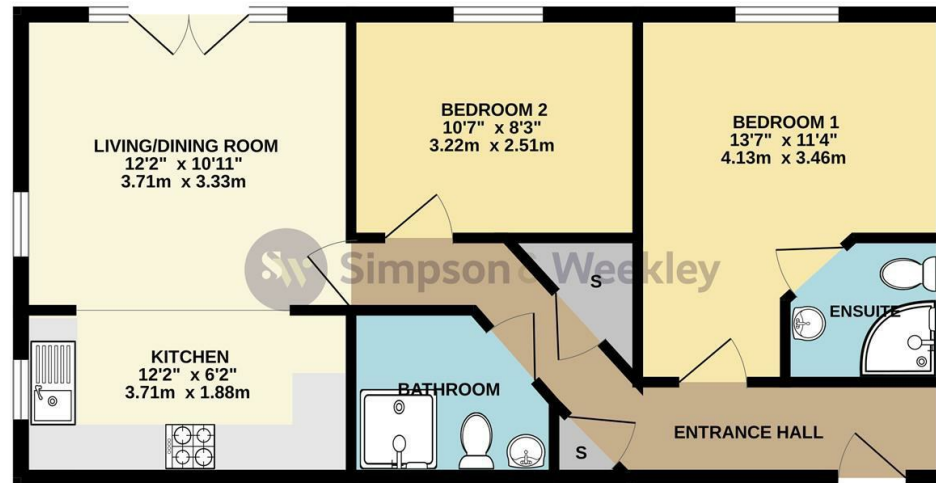
The home occupies a wonderfully quiet location while remaining within walking distance to the town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

EPC Ordered, Council Tax Band B.

£168,500



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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 C2026



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	



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