



206 Wellingborough Road  
Rushden, NN10 9SY



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to the market this immaculate first floor apartment built in 2021.

The property benefits from open-plan living space in the kitchen, a large double bedroom and ensuite shower room. There is a private car park providing an allocated parking space for one car in addition to a visitor space, and uniquely benefits from there being no ground rent.

With easy access to both a range of amenities in the town, and also a variety of rural countryside walks - this makes the perfect location for nature-lovers and those seeking convenience. The popular Rushden Lakes Shopping and Leisure Centre is a 5-minute drive or 20-minute walk, and for commuters both the A6 and A45 are easily accessible.

Council Tax Band A, EPC Rating B.

£105,000



1



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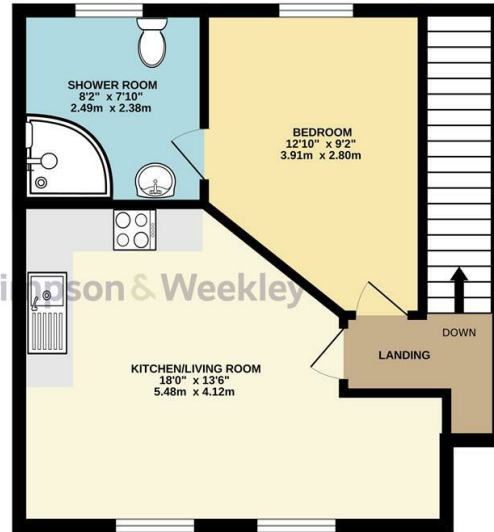
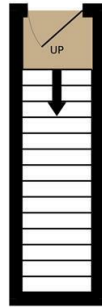
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GROUND FLOOR  
43 sq.ft. (4.0 sq.m.) approx.

FIRST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropack 6/2025



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</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<br>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



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