



92 Tyne Way
Rushden, NN10 0GY



Simpson & Weekley

Simpson and Weekley are pleased to offer for sale this impressive two-bedroom top floor apartment, situated within a highly desirable modern development on the outskirts of Rushden.

The property boasts spacious and well-balanced accommodation throughout, including a welcoming entrance hall, two generously sized bedrooms with an en-suite to the principal bedroom, a contemporary family bathroom, and a well-equipped kitchen opening into a bright and airy living/dining area.

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

Enjoying a peaceful setting, the home is still conveniently located within walking distance of the town centre and its wide range of amenities. The surrounding area also offers an abundance of scenic countryside walks and cycle routes, with popular destinations such as Rushden Lakes and Stanwick Lakes Nature Reserve close by.

£163,500



2



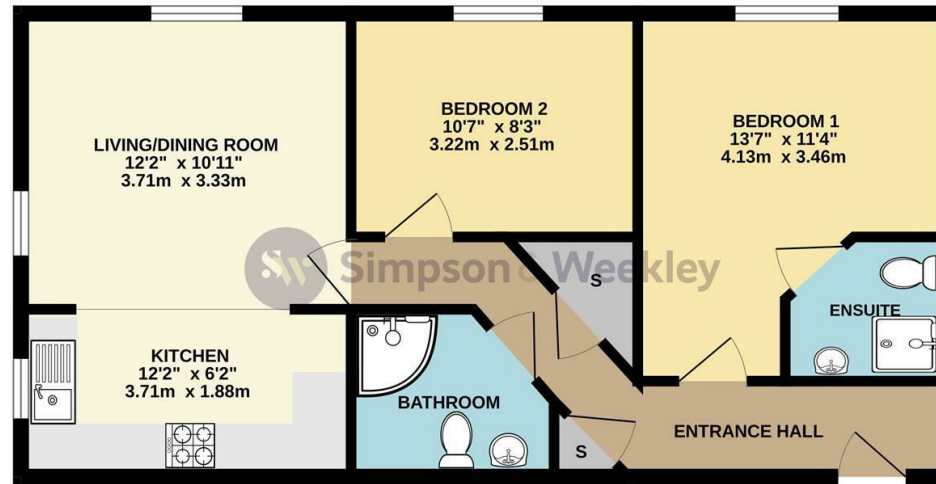
2



1



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



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