



Freemans Court Station Road  
Rushden, Northamptonshire NN10 9FS



**Simpson & Weekley**

**\*\*\*TOWN CENTRE LOCATION\*\*\*** Located on Station Road in Rushden, close to the town centre, this charming second-floor two-bedroom apartment is a perfect home for anyone looking for a property with style and convenience.

As you step inside, you are greeted by a lounge/diner open plan to a kitchen, perfect for entertaining guests or simply relaxing after a long day. The modern shower room adds a touch of luxury to this cozy apartment.

The master bedroom provides a peaceful retreat, ideal for a good night's sleep whilst the second bedroom could also offer the opportunity for use as an office for anyone looking to work from home. With the convenience of a private car park featuring electric security gates, you can rest assured that your vehicle is safe and secure.

Situated close to local amenities, including shops, parks, and the ever-popular Rushden Lakes development, this property offers the best of both convenience and leisure.

Don't miss out on the chance to make this lovely apartment your new home sweet home in Rushden.

Ground Rent £162.00 per annum, Service Charge £1,173.98 per annum.

Council Tax Band TBC, EPC Rating B

Offers In Excess Of £140,000



2



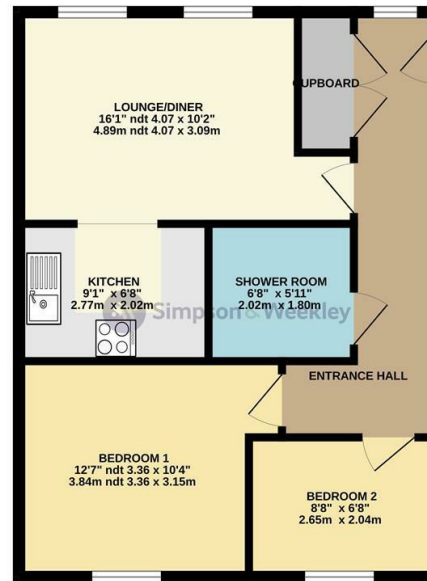
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GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, beams and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac C202.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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