CHARLES ORLEBAR

Estate Agents & Auctioneers



Flat 12 Rushden Memorial Hall, Hayway, Rushden,

£279,000

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SALLY ROONEY
BEAUTIFUL WORLD WHERE ARE YOU
Alan Bennett
LETTERS OF NOTE

Flat 12 Rushden Memorial Hall, Hayway

Rushden, NN10 6FN

£279,000



- 2 Double bedrooms
- Build warranty still in date
- Sought after location within walking distance to all local amenities
- Lift to all floors
- Allocated parking for 2 cars including one electric car charger
- Secure electric gated entrance, Video cameras and intercom for entrance
- Character building with exposed beams to the apartment
- Communal gardens and communal living room

Charles Orlebar presents - Luxury penthouse living for active over-55s seeking freedom from property maintenance.
A very exclusive penthouse apartment with lift access, situated on a sought after road on the edge of Rushden and within 15 minutes walk of the shops and restaurants at Rushden Lakes. The conversion of the former Rushden Memorial Hall was finished to an exceptionally high standard in 2022, rarely seen in our local area. Inside the attention to detail and quality of fittings and fixtures combined with space and light makes for a very comfortable living for the over 55s. Outside, there is an abundance of green space with extra planting of trees and shrubs. The property has allocated parking for two cars, including one with an electric car charging point. Security is high tech with this being a private gated complex, there are video cameras, electrica gate with video intercom and even electric main door to the building. This is a high specification, modern and luxury place to live unlike any other in the local area. With both Waitrose and John Lewis just a 10 minute walk away, there are doctors surgeries at both Higham Ferrers and Rushden, and the shops and amenities of both towns both being less than 15 minutes walks too. There is literally everything you need within a matter of minutes. Local train links are at Wellingborough and Bedford or Northampton. Road links are the A45 and A6 onto the A14/M1/M6 and A1. Take a look round with our video tour and then book your exclusive viewing by calling 01933 313600.

Hall	
Kitchen/family room	23'7" x 20'4" (7.20m x 6.20m)
Bathroom	
Bedroom 1	10'2" x 14'5" (3.10m x 4.40m)
En-suite	
Bedroom 2	13'7" x 10'6" (4.15m x 3.20m)













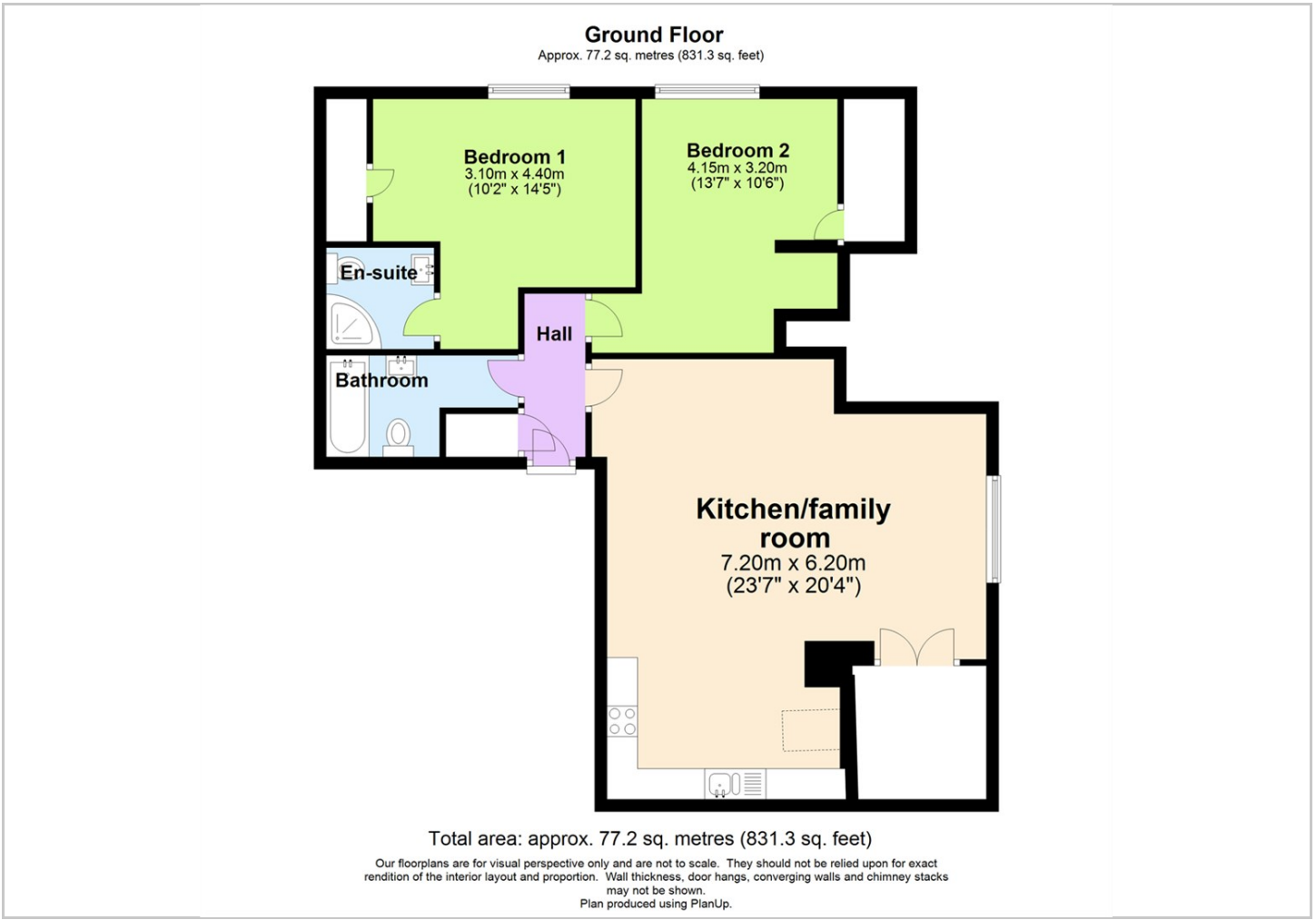




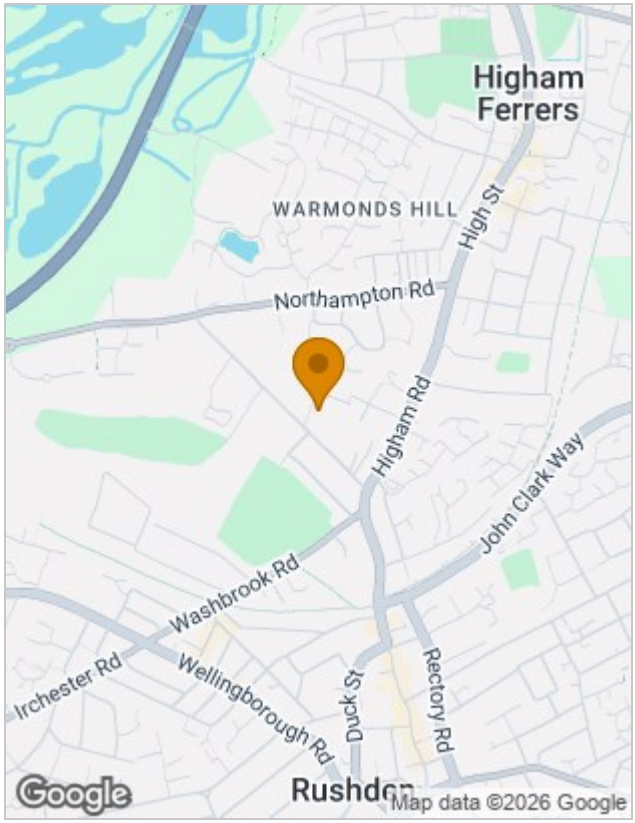



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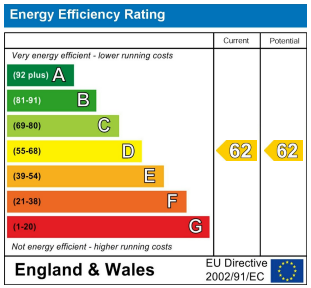
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Leasehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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