



Flat 28 Barwick House Duck Street  
NN10 9GP



**Simpson & Weekley**

\*\*\*NO UPPER CHAIN\*\*\* \*\*\*TOWN CENTRE LOCATION\*\*\* Simpson and Weekley are delighted to offer to the market this superb two-bedroom top floor apartment. Ideally located in the heart of Rushden is Barwick House a private residential development for buyers over 55 and offering easy access to lots of local amenities including shops, parks, supermarkets and the always popular Rushden Lakes development. The property is well presented throughout and offers living accommodation comprising in brief; entrance hallway, lounge diner, kitchen, two bedrooms and a separate bathroom. The property also benefits from double glazing and electric heating. The block itself has a residents parking area, communal gardens and a lift inside allowing easy access to all floors. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band B, EPC Rating Ordered

£80,000



Simpson & Weekley

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.7 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 62020



| 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<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



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW