

# CHARLES ORLEBAR

Estate Agents & Auctioneers



Flat 1, 11, The Linnetts Park Road, Rushden, NN10 0RW  
£150,000





# Flat 1, 11, The Linnetts Park Road

Rushden, NN10 0RW

£150,000

- Over 55's Complex
- Offroad parking
- Walking distance to local amenities
- Character features
- Approx 1366sqft
- Communal gardens
- 2 Large reception rooms
- No chain

Situated on Park Road in the town of Rushden, this delightful ground floor apartment offers an impressive 1,366 square feet of space, making it significantly larger than the average apartment or bungalow. With two well-proportioned reception rooms, this property is perfect for both relaxation and entertaining. The apartment boasts two comfortable bedrooms and a well-appointed wet room, ensuring ample space for both residents and guests.

One of the standout features of this property is its character, highlighted by high ceilings, elegant cornicing, and beautiful bay windows that fill the rooms with natural light. The property is situated within an over 55s complex, providing a serene environment complemented by access to communal gardens, ideal for enjoying the outdoors.

For those who value convenience, this property is within walking distance to the high street, local bus routes, and essential services such as doctors and dentists. Additionally, the flat includes off-road parking on site and offers a basement with ample built-in storage, making it an excellent choice for those seeking a lock-up-and-leave lifestyle.

This flat is not just a home; it is a wonderful opportunity to enjoy a comfortable and convenient lifestyle in a vibrant community. Whether you are looking to downsize or simply seeking a peaceful retreat, this property is sure to impress.



## Entrance Hall

## Living Room

18'11" x 14'11" (5.77m x 4.55m)

## Bedroom 1

13'11" x 12'11" (4.24m x 3.94m)

## Wet Room

## Kitchen/Dining Room

18'11" x 14'11" (5.77m x 4.54m)

## Bedroom 2

8'6" x 14'10" (2.59m x 4.53m)

## Dressing Room

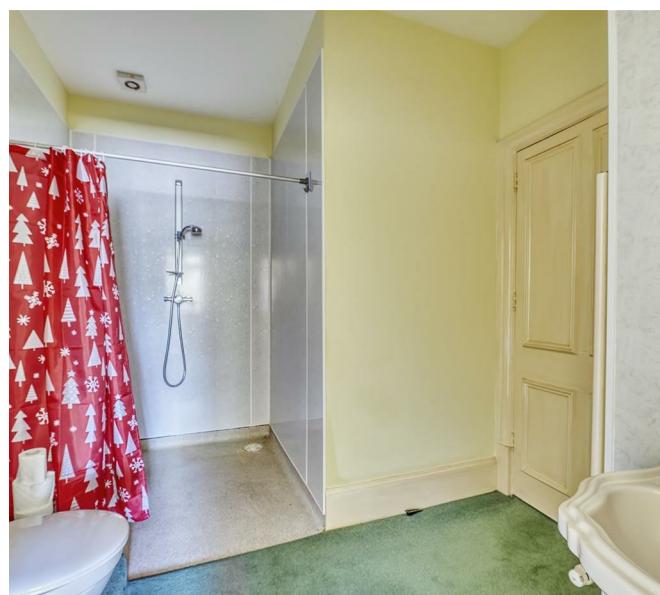
4'11" x 9'11" (1.51m x 3.03m)

## Toilet

## Stairway

## Basement







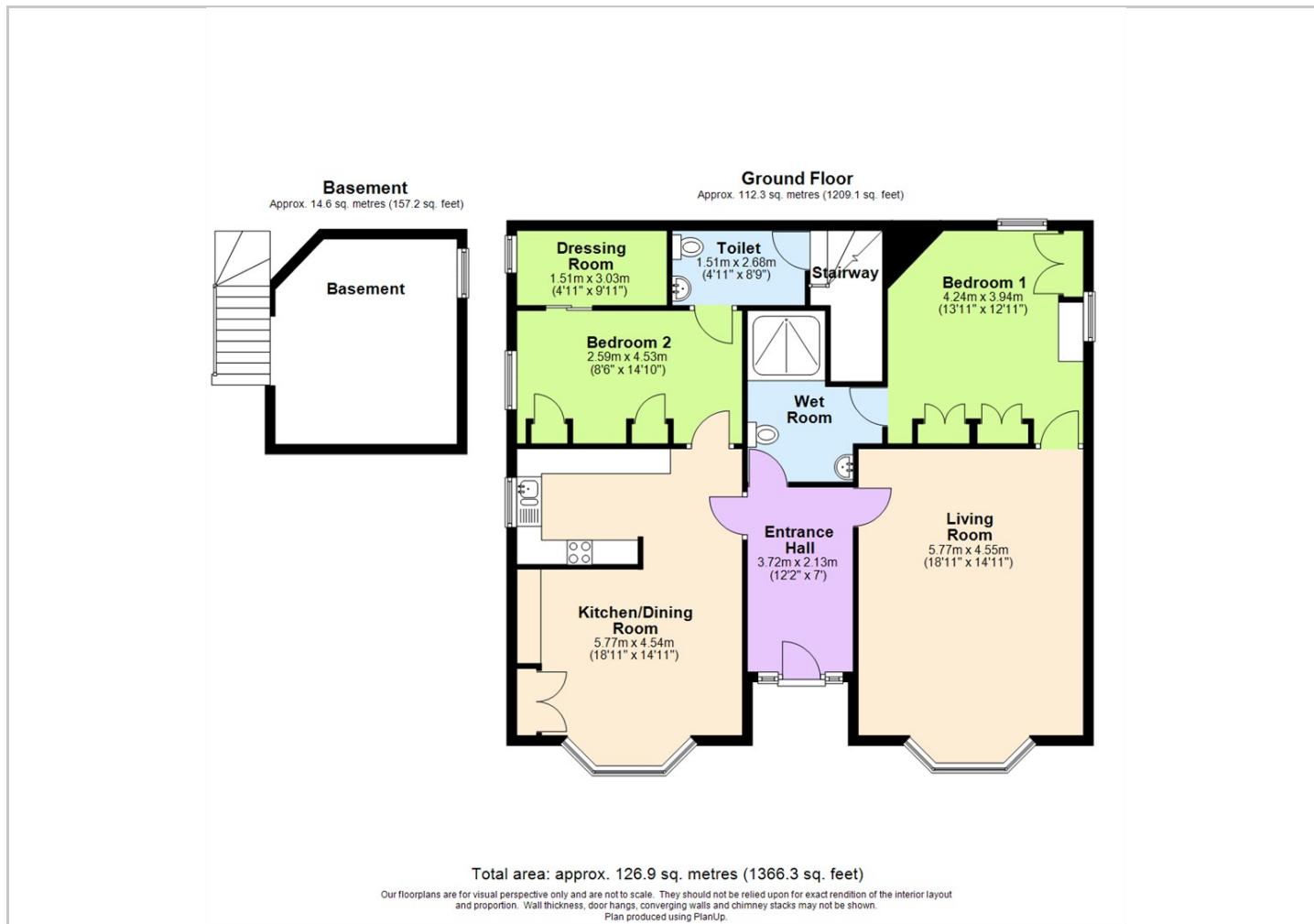
K024 FNU

LP16 PLZ

RJ12 ATX

KV25 FBF

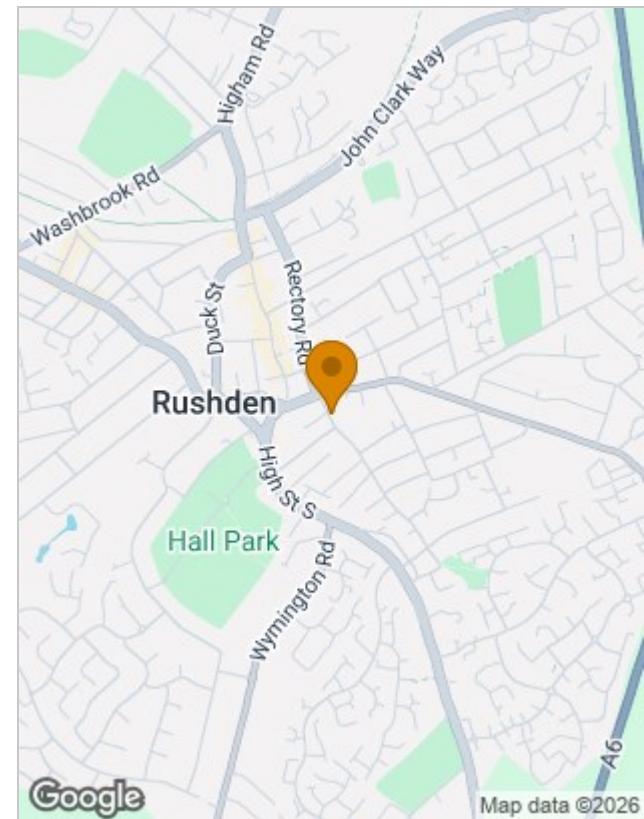
## Floor Plans



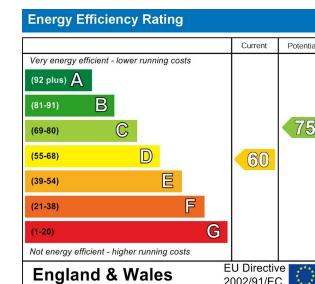
## Viewing

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

## Location Map



## Energy Performance Graph



**Council Tax Band: C**  
North Northants

**Tenure:** Leasehold

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.