

Russell Court  
Rushden  
NN10 0HE

Offers in excess of £160,000



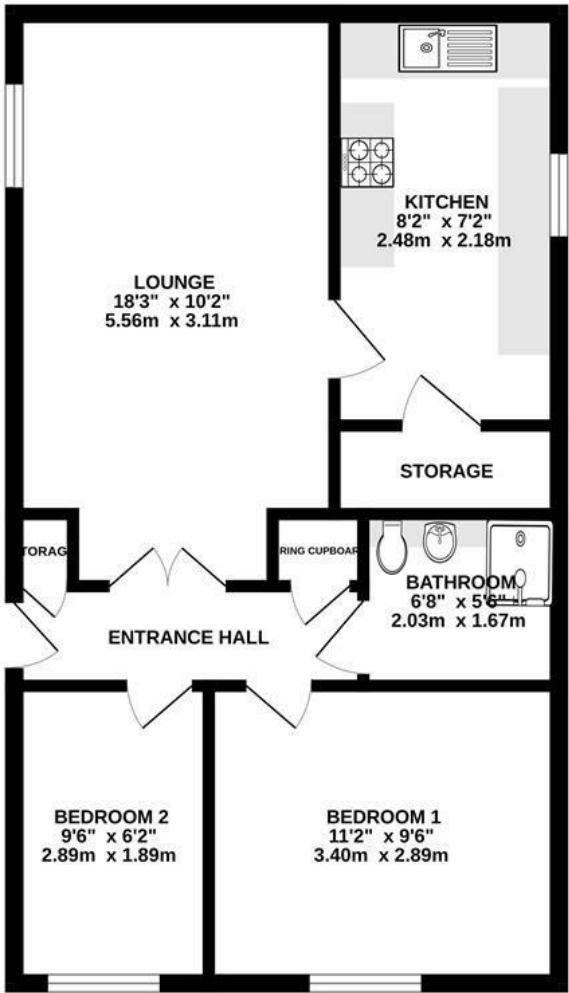
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.  
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## AT A GLANCE...



Spacious living



Fitted kitchen with large pantry



Two bedrooms



Modern shower room



Lovely communal gardens



Two private car parks





## WHAT'S GREAT?

A lovely, well-presented apartment situated within the popular over-55s development of Russell Court, perfectly located close to the town centre. Residents can enjoy a pleasant stroll to the local shops or simply pop across the road to Lidl for everyday essentials. This apartment is one of the larger properties within this small development, offering generous living space throughout.

A particular highlight is the beautifully maintained communal gardens, ideal for enjoying the warmer months, along with the benefit of two private car parks.

The property is accessed via a secure telecom entry system into a block containing only four apartments. There is also the option to install a stair lift if required. Stairs lead to the first floor and the entrance to the apartment.

Inside, you'll find a spacious lounge/diner, a generous kitchen complete with a pantry cupboard which gives a fantastic addition for extra storage. There are two well-proportioned

bedrooms and a modern shower room with ample vanity storage. The hallway also benefits from two additional storage cupboards, providing excellent space for everyday living.

The communal gardens are particularly attractive, especially during the summer months, and include seating areas where residents can relax and enjoy the friendly community atmosphere that Russell Court is known for.

The owner also benefits from a share of the freehold, adding yet another appealing feature to this wonderful home.

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# SELLER'S SECRET

The vendor has loved living at Russell Court, particularly the convenient location close to town and local shops, as well as the strong sense of community. The apartment itself offers generous living space and excellent storage, making it both comfortable and practical



## Why we like it....

This is a fantastic opportunity to purchase a larger-than-average apartment within a well-kept over-55s development, ideally positioned for easy access to amenities and offering the added benefits of communal gardens, parking, and a share of the freehold.

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To buy or not to buy....

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