



40 Proclamation Avenue
Rothwell, Northamptonshire NN14 6GY



Simpson & Partners

Nestled in an enviable position that marries the tranquility of private living with the vibrancy of urban convenience, this magnificent second floor two bedroom apartment awaits your presence. It stands as an epitome of modern living, just a stone's throw away from the town centre and a myriad of other essential local amenities, ensuring everything you need is right on your doorstep.

As you step inside this stunning abode, you're greeted by the warmth and efficiency of UPVC double glazing paired with gas radiator central heating system, providing a cozy haven regardless of the season. The heart of this home is undoubtedly the spacious 14' x 13' living room, which flawlessly transitions into an open-plan kitchen. This culinary space is a chef's delight, equipped with built-in appliances that promise to make meal preparation both a breeze and a pleasure.

The main bedroom is a serene retreat, boasting fitted wardrobes that offer storage space, complemented by the luxury of an ensuite shower room, providing a private sanctuary where you can refresh and recharge. A further double bedroom offers generous space for family, guests, or a home office, ensuring this apartment's adaptability to your lifestyle needs.

The elegance extends to the three piece bathroom suite, meticulously designed to offer a tranquil space for relaxation and reflection. An added convenience is the allocated parking space, which takes away the hassle of finding somewhere to park after a long day, providing a seamless transition from outside world to home comfort.

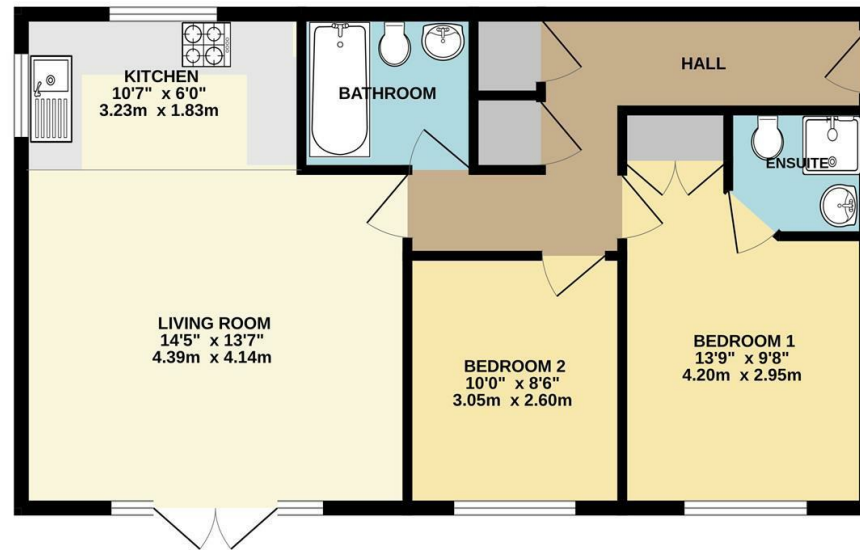
This property truly defines modern living with its blend of convenience, comfort, and style. It is not just an apartment; it's a haven that promises a lifestyle of ease and enjoyment in a prime location.

Lease Details: 125 Years From 1st July 2009, Ground Rent £203pa Maintenance Charge £828.00 every six months.

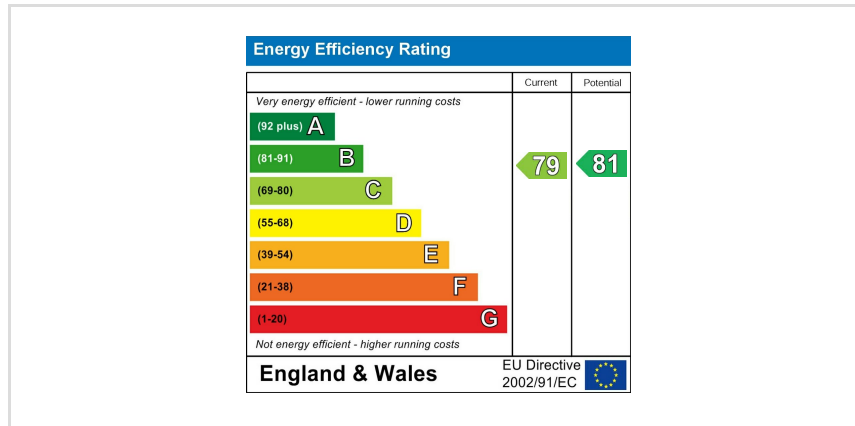
Price £129,950



GROUND FLOOR



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