

Sarjeant Court  
Rothwell  
NN14 6BX

£170,000

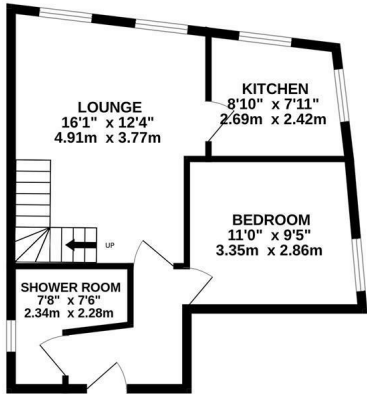


OSCAR JAMES

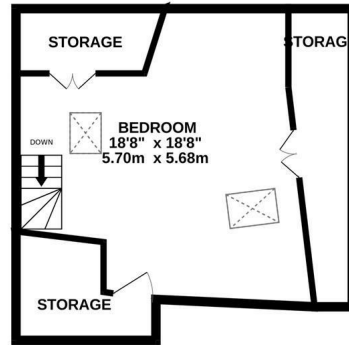
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# FLOOR PLANS

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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...



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## WHAT'S GREAT?

This superb two bedroom duplex apartment is offered for sale with NO CHAIN and is located in the heart of the popular market town of Rothwell. The property is well presented throughout and boasts allocated parking and access to a landscaped communal garden.

The property is set over two floors and briefly comprises communal entrance leading to the apartment, inner hallway, newly refitted modern kitchen, well-proportioned living room with stairs rising up to the second bedroom with fantastic vaulted ceiling, double bedroom and shower room with three piece suite.

The property benefits from access to the landscaped communal garden to the rear of the building that is very well kept featuring a pathway leading down to a pond flanked by lawned gardens hosting well stocked planted borders.

There is access to the parking via electric gates off Well Lane leading down to the lower-level allocated parking spaces.

Rothwell is a very popular market town with an abundance of amenities including, restaurants, bars, shops and many more. The property overlooks the market square and is in within walking distance to many amenities and boasts easy transport links to the M1., M6 & A14.

You have a choice of train stations providing direct access to London St Pancras which are Kettering, Market Harborough or Wellingborough.

\*\* The property is offered to the market with the option of a happy, sitting tenant currently paying £850 pcm. Alternately it makes an excellent first time buy or even perfect for down-sizers.

Viewing is absolutely essential.

...expect excellence



# SELLER'S SECRET

This property has served as an excellent buy to let for us where we have never had an issue securing a tenant. It would also be a superb first time buy or second home with everything on your doorstep.



## Why we like it....

There is so much going for this duplex apartment including its size, location, vaulted ceiling to the second bedroom allowing versatile use, shared gardens to enjoy and secure allocated parking, what more would you want?

# OSCAR JAMES

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To buy or not to buy....

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