





# Fowke Street | Rothley

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Situated in a highly regarded setting within the heart of Rothley Village centre, this immaculately presented ground floor apartment enjoys a corner position within the development with the benefit of an outlook onto Fowke Street. It is situated behind electric gates with the benefit of allocated parking space. Ideal for those looking for accommodation on one level.

- Ground floor apartment in the heart of Rothley Village Centre
- Situated within gated development with allocated parking space
- Open plan living and dining room with beautifully fitted kitchen
- Two double bedrooms with built in wardrobes and Ensuite to the primary bedroom
- Available with NO UPWARD CHAIN

## LOCATION

Rothley is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms. The village offers fast access to Loughborough, Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Rothley is well placed for access to Loughborough endowed schools and Ratcliffe College.









## GROUND FLOOR

The property is entered into via a bright and airy entrance hallway, ideal for cloaks storage with an internal door opening onto the dining area. The living space is open plan in design with ample space for a dining table and separate living room space. The living room is generous in size with French doors that lead to a Juliette balcony. The kitchen is situated off the dining area and overlooks the front of the property onto Fowke Street. It has been fitted with a beautiful range of units with complimentary worktops. The kitchen benefits from integrated oven, hob and extractor, dishwasher, washing machine, fridge and freezer. There inner hallway houses a handy storage cupboard as well as an airing cupboard. The primary bedroom overlooks the side elevation and has built in wardrobe. There is a Ensuite shower room comprising, shower cubicle, heated towel rail, w.c and pedestal wash hand basin. Bedroom two also has the benefit of a fitted wardrobe. The family bathroom is fitted with a white suite comprising a panelled bath with mixer tap and shower over, wash hand basin, w.c and heated towel rail.



## OUTSIDE

The property is situated on within this prestigious development which stands in stunning grounds. There is secure allocated parking. The communal gardens are well established with an abundance of mature trees and shrubs, mainly laid to lawn with several seating areas.







# Fowke Street | Rothley | Leicestershire



Total floor area 85.5 sq.m. (921 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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## SERVICES

All mains services are connected and the property is gas centrally heated. The tenure is leasehold, with 125 years from 01 April 2008. The ground rent/service charge is approximately £122/month. Service charge includes building insurance and gardens maintenance.

## COUNCIL

Charnwood Borough Council

Council tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









