



Paget Close | Rothley

A very well presented two bedroomed apartment, close to the village centre of Rothley and within walking distance to all local shops, cafes and amenities. The property is immaculately presented throughout and ideal for first time buyers or investors.

- Beautiful presented stylish modern first floor apartment
- Open plan kitchen/living space with refitted kitchen
- Two double bedrooms and refitted shower room
- Allocated parking space
- Ideal for first time buyers or investors

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 is well placed for fast access to Loughborough and 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 the historic Bradgate Park. Rothley offers excellent access to Loughborough Endowed Schools and Ratcliffe College.







FIRST FLOOR

The property is entered into via a communal ground floor entrance hall with a staircase up onto the first floor where the property is located. The living room is immaculately presented with an open plan feel. The living area is to the front of the property with a window overlooking the front aspect. The open plan kitchen/dining area is set to the rear of this space. The kitchen has been refitted with a contemporary white kitchen, complimentary worktops and tiled splash back. There is a built-in oven, gas hob and extractor fan with space for a washing machine and fridge/freezer.

There are two double bedrooms and a family shower room. The shower room has been refitted with a double shower cubicle, attractive marble effect tiling, pedestal wash hand basin and w.c.



OUTSIDE

There is an allocated parking space in the communal car park.

TENURE

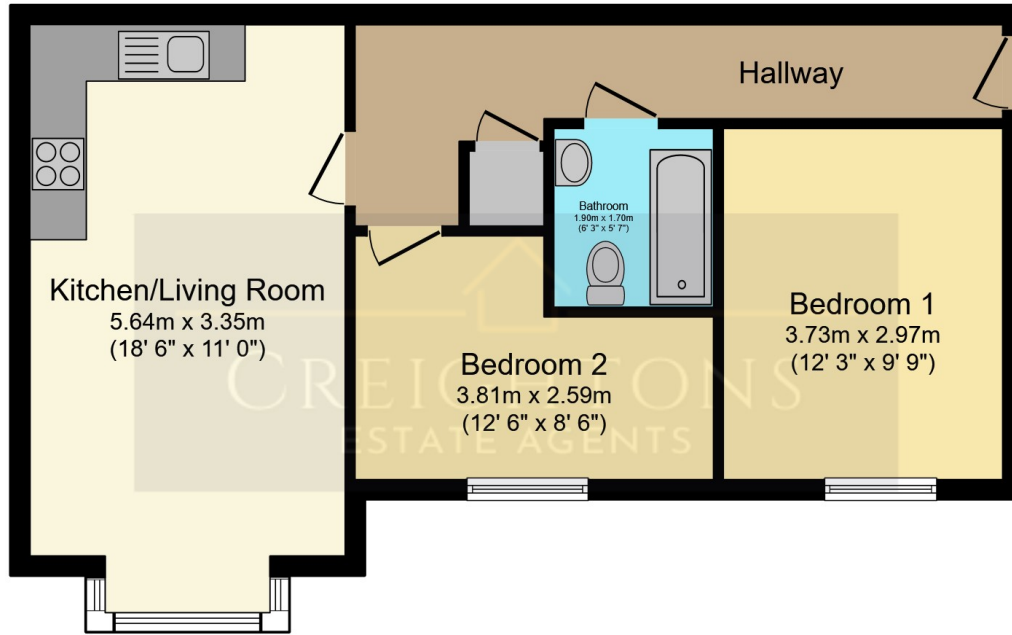
The property is leasehold and a 125-year lease was granted from 2008.

The annual ground rent is £225.00.

The service charge is £1355.38 as at January 2024



Paget Close | Rothley | Leicestershire



Floor Plan
Floor area 53.7 m² (578 sq.ft.)

TOTAL: 53.7 m² (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





