

**Proclamation Avenue, Rothwell Kettering NN14 6GY** 

## welcome to

# **Proclamation Avenue, Rothwell Kettering**

William H Brown are delighted to offer this two bedroom ground floor apartment close to local amenities in the sought after market town of Rothwell. This two bedroom apartment offers master with en suite, separate bathroom and allocated parking. Perfect first time buy.













#### **Entrance Hall**

Entry via a door into the hall, features include an storage cupboard and airing cupboard.

## Lounge

14' 7" x 13' 8" ( 4.45m x 4.17m )

This room features double glazed window to the side aspect and a radiator.

#### **Kitchen Area**

10' 8" x 6' (3.25m x 1.83m)

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, integrated appliances to include, electric oven and gas hob with extractor over, fridge/freezer and washing machine, there is a double glazed window to the front aspect.

#### **Bedroom One**

13' 1" max x 9' 8" ( 3.99m max x 2.95m )

This room features double glazed window to the side aspect, fitted wardrobe, a radiator and door to the en suite.

#### **En Suite**

A three piece suite comprising a shower cubicle, wash hand basin and WC, features include heated towel rail.

#### **Bedroom Two**

9' 11" x 8' 6" ( 3.02m x 2.59m )

This room features double glazed window to the side aspect and a radiator.

#### **Bathroom**

A three piece suite comprising a bath, vanity wash hand basin and WC, features include heated towel rail.

## Parking

Off road allocated parking.





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## **Proclamation Avenue, Rothwell Kettering**

- Two Bedroom Apartment
- Ground Floor
- Allocated Parking
- En Suite To Master bedroom
- Close To Amenities

### Tenure: Leasehold EPC Rating: B

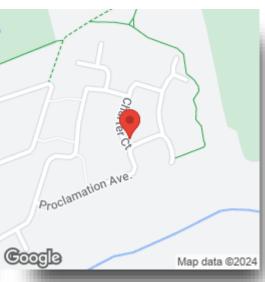
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RWL107455



Property Ref: RWL107455 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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