



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

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Property Ref:
RWL107455 - 0002

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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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