



Forge House High Street, Rothwell **Leasehold** £120,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Two Bedroom Top Floor Flat
- Close to Central Amenities
- NO ONWARD CHAIN
- Lounge / Diner
- Allocated Parking to the Rear

Offered with no onward chain, this delightful two-bedroom, top-floor flat is perfectly situated in the heart of Rothwell. Its prime location provides easy access to the town centre, local amenities, and key road links, making it an ideal choice for all buyers.



The flat opens into a welcoming entrance hall that leads directly to a spacious lounge/diner, a perfect space for relaxing or entertaining. The accommodation also features a modern kitchen, two generously sized bedrooms, a well-appointed family bathroom and storage space.

To the rear of the building, you'll find a dedicated, allocated parking space, a valuable convenience in this central location.

Don't miss the opportunity to view this fantastic property. Viewings are highly recommended!

The accommodation comprises:

ENTRANCE HALL 10'2 x 3'1 (3.09m x 0.93m)

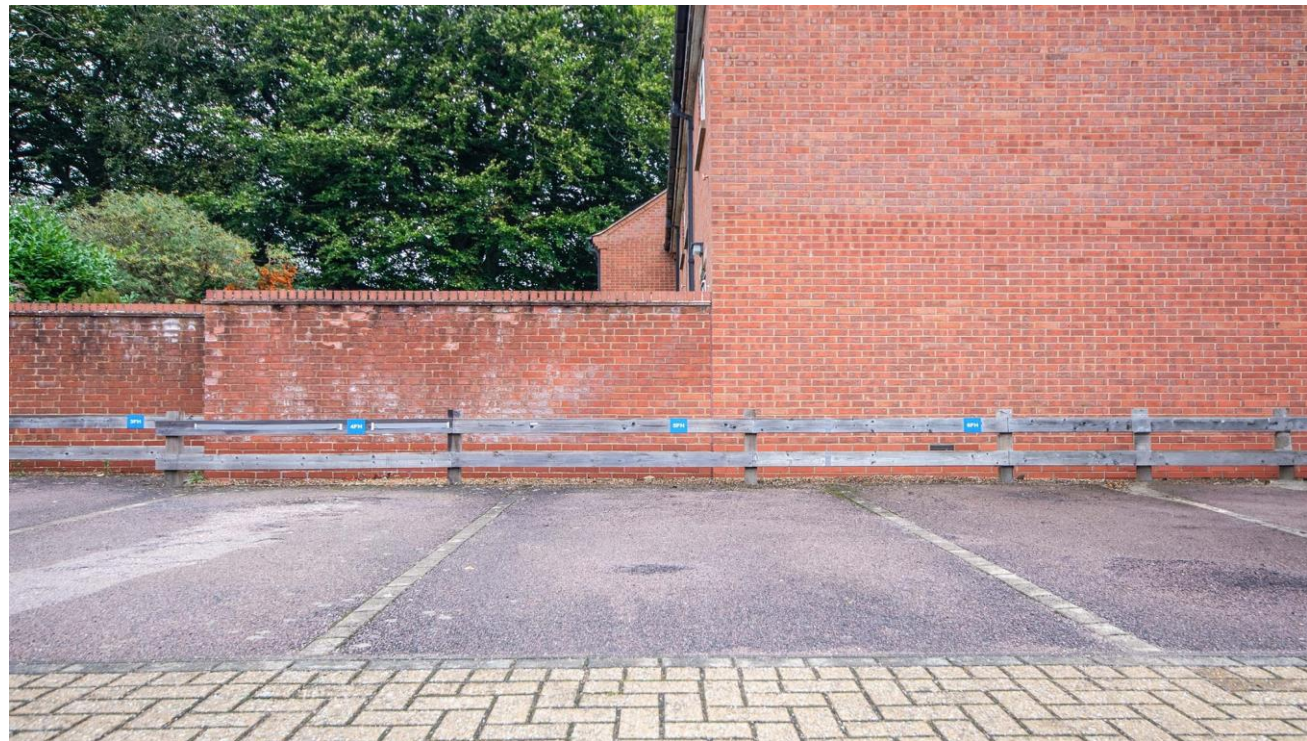
LOUNGE / DINING ROOM 10'8 x 13'10 (3.25m x 4.21m)

KITCHEN 7'9 x 7'8 (2.36m x 2.33m)

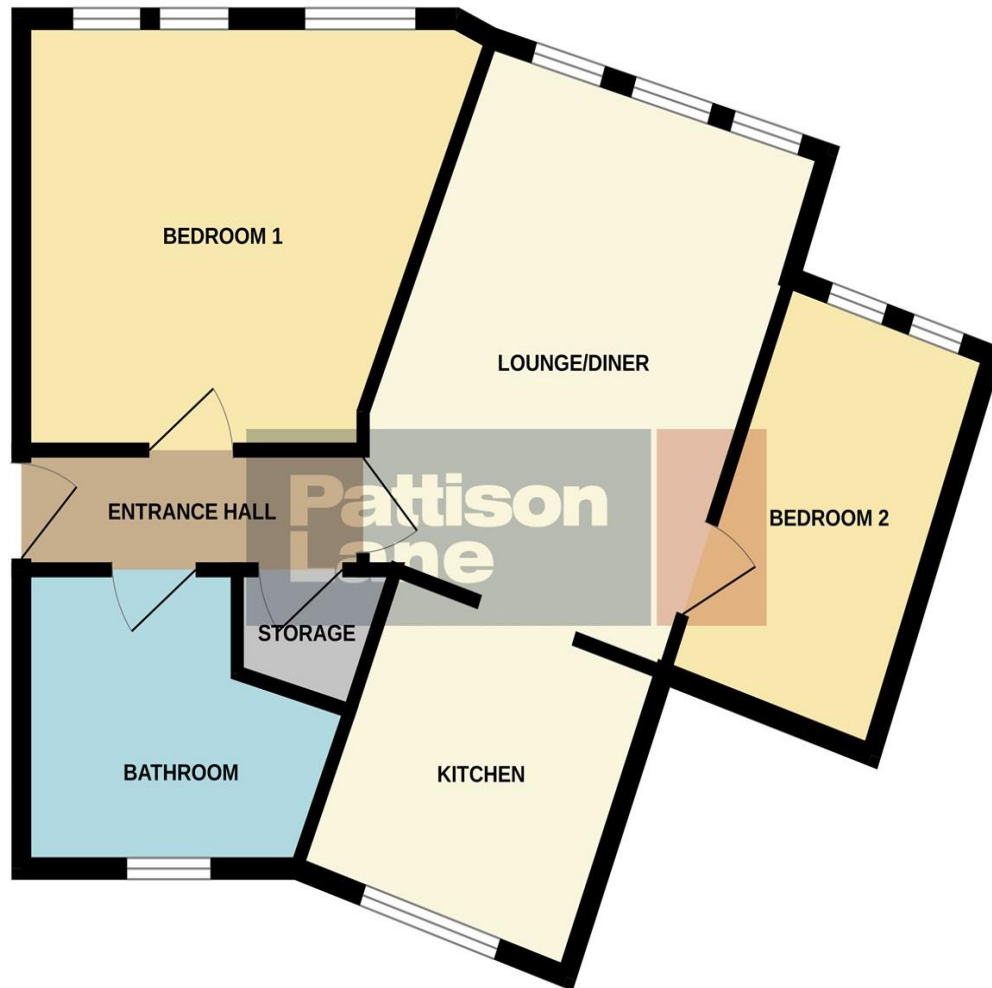
BEDROOM ONE 10'5 max x 14' max (3.17m x 4.26m)

BEDROOM TWO 6'4 x 11' (1.93m x 3.35m)

BATHROOM 7'10 x 5'2 plus recess (2.38m x 1.57m)



GROUND FLOOR



OUTSIDE

Allocated parking space.

AGENTS NOTE:

Length of lease - 99 years from 1 March 1992

Annual Ground Rent - 150.00

Service Charge - £442.00 every six months - including building insurance.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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 SCAN ME



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