



## Studio - Annex apartment ,Old School House

- One Bedroom Studio apartment in beautiful setting
- Furnished
- Parking
- Inclusive electric, water rates, T.V licencing and council tax, yet excluding gas usages.
- Single occupancy only

PRICE  
£900

23 High Street, Rothwell  
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SIMON  
& CO.  
ESTATE AGENTS

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£900

\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\* FULLY FURNISHED SELF CONTAINED ONE BEDROOM STUDIO APARTMENT INCLUSIVE OF ELECTRIC, WATER RATES, TV LICENSING AND COUNCIL TAX \*\* (TO REASONABLE USAGE) Entrance opening into the Lounge/sitting room (10'5" x 10'0") which is open plan to a style fully fitted Kitchen with washing machine, Oven and Hob and fridge (excluding Dishwasher in images). The Sitting room offers outlook to front and rear views. Bedroom (9'5" x 6'0") and separate shower room (9' 9" x 6' 9"). Parking space and private patio decking area enjoying stunning views.

The price per month tariff includes electric, water rates, T.V licencing and council tax, yet excluding gas usages.

Professional, single occupants only - no children or pets. All accommodation is subject to availability and full referencing of occupants/guests and deposit.

Approx floor area 388 sq.ft (36 sq.m)



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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