



## Red Hall Gardens, Rothwell NN14 6GA

- Two bedrooms GROUND FLOOR
- En-suite and main Bathroom
- Spacious and immaculately presented
- Parking

PRICE  
£875  
PCM

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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PRICE £875 PCM

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** Spacious and immaculately presented TWO bedroom GROUND FLOOR apartment with parking and own private entrance. Gas central heated and double glazed. Entrance into Lounge/sitting room with large bay window leading round to modern Kitchen with built in oven, hob and extractor plus interacted dishwasher. Two good size bedroom with en-suite to master, further bathroom suite, and additional rear entrance.

Forming part of this secluded and executive development in the heart of Rothwell, Northamptonshire.

## COMMUNAL ENTRANCE

Via secure access into communal Hallway, property is on ground floor

## ENTRANCE HALL

Double glazed window to front, intercom system radiator, open through to Lounge Area, doors to Bedroom Two and Bathroom

## LOUNGE/DINING ROOM

18'3" x 11'11" (5.58m x 3.64m )  
Double glazed bow window to side with double glazed window to rear, additional wooden framed double glazed door to rear accessing onto street, two radiators, open plan lounge/dining room with further open plan area to Kitchen

## KITCHEN

10'0" x 6'10" (3.05m x 2.1m )  
Double glazed window to front, a range of modern fitted kitchen units at base and eye level complimentary marble effect work tops, stainless steel sink and half drainer, tiled surrounds, additional appliances built in stainless steel electric oven, gas hob and stainless steel extractor fan, integrated dishwasher, space and plumbing for automatic washing machine and space for tall fridge/freezer

## BEDROOM ONE

12'4" x 9'7" (3.76m x 2.93m )  
Double glazed window to rear, radiator, additional door to En - Suite

## EN-SUITE

Comprising of three piece suite, separate shower cubicle with

electric shower over with glass shower doors, low level Wc, pedestal wash hand basin, tiling to all water sensitive areas, ceramic tiled flooring, radiator

## BEDROOM TWO

7'6" x 10'0" (2.31m x 3.07m )  
Double glazed window to front, radiator

## BATHROOM

Three piece suite comprising of panelled bath, low level Wc, pedestal wash hand basin, tiling to water sensitive areas, ceramic tiled flooring, radiator, extractor fan

## OUTSIDE

Communal gardens

## PARKING

Allocated parking for one vehicle



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