

# Bartram & Co



Plot 268, 8 Squirrel Gardens, Rothwell, NN14 6GP  
£950 Per Month -



2



1



1



Council Tax Band: Service Charge: x Ground Rent: x



£950 Per Month

# Plot 268, 8 Squirrel Gardens

Rothwell, NN14 6GP

- A Range Of Five BRAND NEW Persimmon Homes
- In The Style: "The Alnwick"
- EPC Energy Ratings: B
- Holding Payments: £219.00
- On The Woodland Valley Development
- Two Off-Road Parking Spaces
- Council Tax Bands: TBC
- Available 1st of June 2024

A range of five BRAND NEW Persimmon homes on the Woodland Valley development.

'The Alnwick' is a well proportioned two-bedroom home with a spacious lounge, a kitchen/dining room with French doors to the rear garden, and a WC on the ground floor. The first floor accommodates two bedrooms and a family bathroom. Each property benefits from two off-road parking spaces.

Available on the 1st of June 2024.



**HALLWAY, STAIRS & LANDING:**

**LOUNGE:**

**KITCHEN/DINING ROOM:**

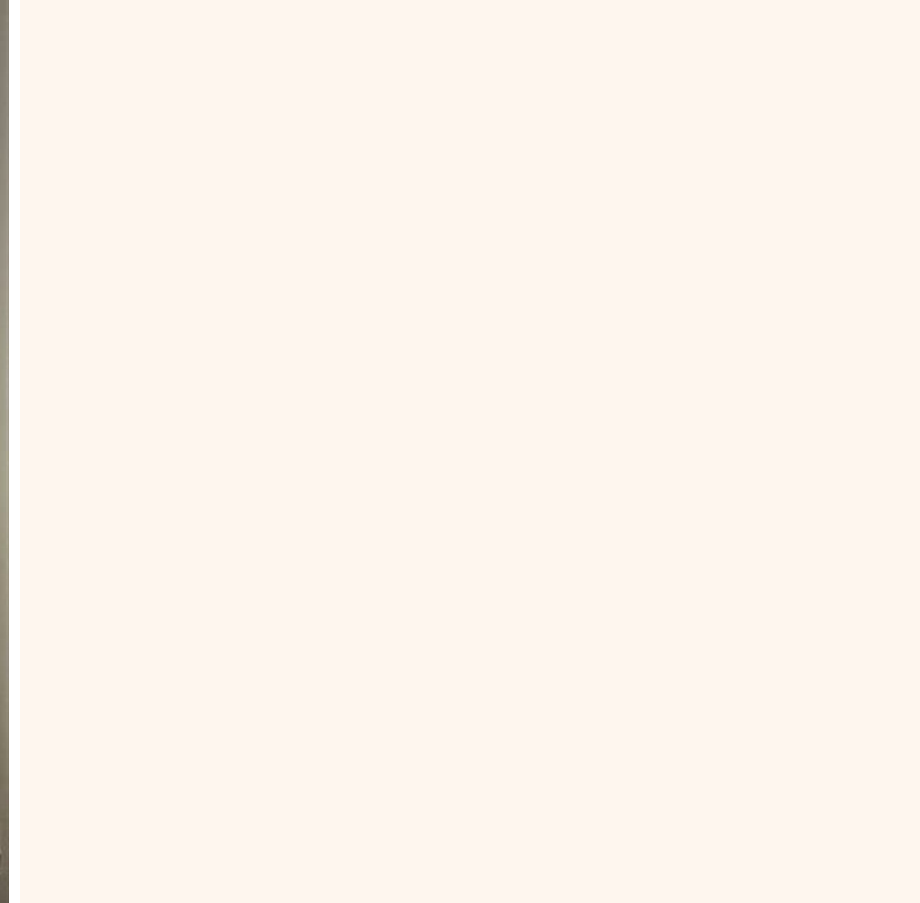
**BEDROOM ONE:**

**BEDROOM TWO:**

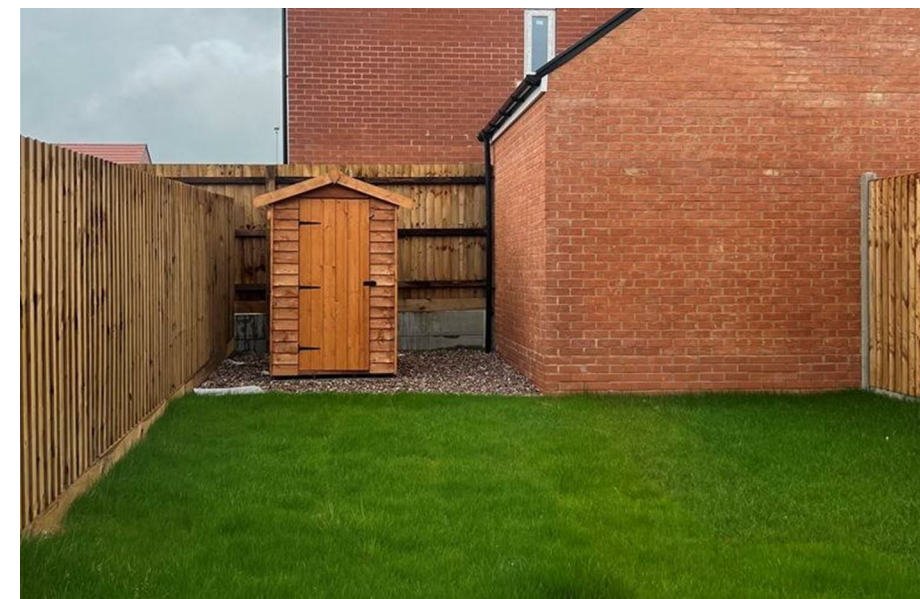
**BATHROOM:**

**TENANT FEES**





Directions





## Floor Plans



## Viewing

Please contact our Towcester Lettings Office on 01327359164 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	