



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Wesley Court, Rothwell NN14

"Lateral Living - Urban Convenience"

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"Lateral Living - Urban Convenience"

This ground floor apartment offers a perfect blend of modern comfort and urban convenience. Situated in a prime location providing easy access to a variety of amenities including shops, bus routes, restaurants, butchers, and bakers. The property is close to the picturesque church, beautifully illuminated at night. The interior features an open-plan layout, ideal for contemporary living. The kitchen, dining, and living areas flow seamlessly, creating a spacious and inviting atmosphere. The kitchen is well-equipped with a range of base and eye-level cupboards, modern appliances, and integrated features. Two double bedrooms provide ample space, with the main bedroom offering additional storage and access to a versatile basement area. The property benefits from gas central heating and sealed unit double glazed windows, ensuring comfort throughout the year. An ensuite bathroom and a separate shower room cater to practical needs with style. Outside, residents enjoy access to beautifully maintained communal gardens, complete with cobbled and timber decked seating areas, perfect for relaxation as well as private parking accessed via electric security gates. With its combination of lateral living, modern amenities, and a convenient location, this apartment presents an excellent opportunity for those seeking a comfortable urban lifestyle.



Kitchen/Living/Dining Room - 5.59m x 4.04m (18'4" x 13'3")

Bedroom One - 4.47m x 4.04m (14'8" x 13'3")

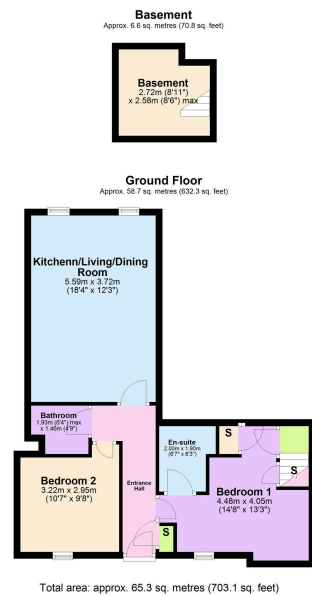
Ensuite - 1.91m x 1.7m (6'3" x 5'7")

Bedroom Two - 3.23m x 2.95m (10'7" x 9'8")

Bathroom - 1.93m x 1.45m (6'4" x 4'9")

Basement - 2.72m x 2.59m (8'11" x 8'6")





- Ground Floor Apartment
- Two Double Bedrooms
- Bathroom
- Gated Allocated Parking for One Car.
- Communal Gardens
- Basement
- EPC RATING: PENDING
- COUNCIL TAX: B
- Leasehold - 999 Years - 977 years remaining as of 2024
- Service charge £900 pa Ground Rent £50pa



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

