



9. Bridge House, Rothwell NN14 6EW

- Available June 2025
- New Kitchen
- New Shower Room
- Double glazed
- Electric heaters
- Allocated parking space

PRICE
£650
PCM

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SIMON
& CO.
ESTATE AGENTS

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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Available to rent now is this refurbished ONE bedroom leasehold ground floor apartment situated in the centre of Rothwell. The property has recently undergone vast works including new kitchen and shower room suites and complete redecoration. Other benefits include 'new' wall mounted electric heaters in the Lounge and bedroom and an allocated parking space in the communal car park to rear. The accommodation comprises entrance hall, Lounge, Double bedroom, kitchen and shower room. (Residents & Visitors Parking permits required and available from Management Company).

Communal Entrance

Door to communal entrance hall leading to apartment

Apartment Entrance Hall

Having timber panelled door with laminated wood block style flooring, intercom system, panelled doors to Lounge/Sitting Room, Kitchen, Bedroom and Shower Room

Lounge/Sitting Room

15'7" x 8'4" (4.75m x 2.55m)
Having obscured window to front with secondary Upvc double glazed window in front, continuation of laminated wood block style flooring and wall mounted electric heater

Kitchen

7'8" max x 8'2" max (2.35m max x 2.5m max)
Refitted high and base level cupboards units with drawer space with work surface areas, complimentary tiled surrounds, stainless steel single bowl single drainer sink unit, appliance space to include plumbing for automatic washing machine, plus further appliance space, built in electric induction hob and oven and extractor fan over, continuation of laminated wood block style flooring

Master Bedroom

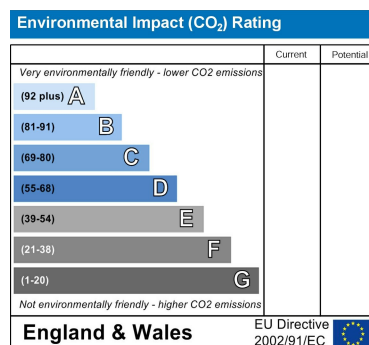
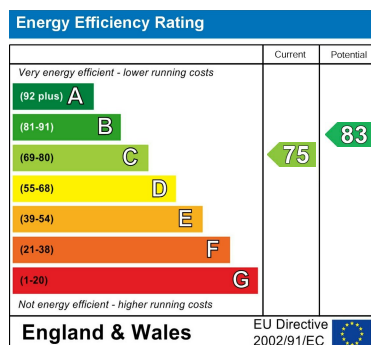
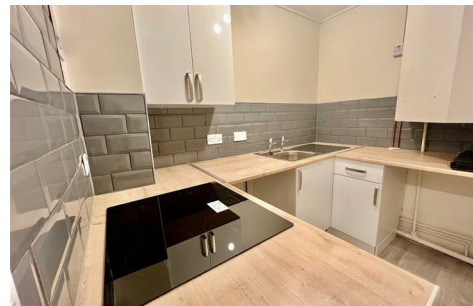
12'3" x 7'8" min plus door recess (3.75m x 2.35m min plus door recess)
Having obscured glazed to front with secondary Upvc double glazed window in front, wall mounted electric heater

Shower Room

8'2" max narrowing to 4'3" min x 5'6" max (2.5m max narrowing to 1.3m min x 1.7m max)
Newly fitted three piece suite comprising of close coupled Wc, vanity wash hand basin and full enclosed shower cubicle, extractor fan

Outside Parking

Permit owners only one space reserved parking for residence



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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.