



**Austin House High Street, Rothwell Kettering NN14 6LE**

**welcome to**

## **Austin House High Street, Rothwell Kettering**

William H Brown are delighted to offer this two bedroom top floor flat close to all local amenities in Rothwell. This nicely presented property benefits from one allocated parking space to the rear, lounge / diner, kitchen with washing machine, and two double bedrooms.

No onward chain.



**Entrance Hall**

Entered via wooden door, wall mounted intercom system, door to storage cupboard, radiator and doors leading to all rooms.

**Lounge/ Diner**

Two double glazed windows to the front aspect and radiator.

**Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap, tiling to splashback areas, electric oven and gas hob with cooker hood ,washer / dryer, space for fridge freezer, door to cupboard housing wall mounted boiler, radiator and double glazed window to the rear aspect.

**Bedroom One**

Two double glazed window to the front aspect and radiator.

**Bedroom Two**

Double glazed window to the rear aspect with views of the Church and radiator.

**Bathroom**

Suite comprising shower cubicle with glass screen, vanity wash hand basin with mixer tap over, low level WC, partly tiled, heated towel rail and two double glazed obscured windows to the rear aspect.

**Externally****Parking**

One allocated off road parking space.



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## Austin House High Street, Rothwell Kettering

- Top floor flat
- Close to all local amenities
- Intercom door system.
- Two double bedrooms
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 477.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 168 years from 19 Apr 2023.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£125 000**



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
RWL108108 - 0003

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies



Please note the marker reflects the postcode not the actual property

 **william h brown**



**01536 418888**



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