



Sarjeant Court, Rothwell Kettering NN14 6BX

welcome to

Sarjeant Court, Rothwell Kettering

William H Brown are delighted to present this well-maintained first-floor two-bedroom flat, a charming period development in the heart of Rothwell. The property features an open-plan living/dining area, fitted kitchen, two double bedrooms, two ensuites and a cloakroom.

Entrance Hall

Entered via door to the front aspect, stairs rising to first floor landing, door to storage cupboard, radiator and doors leading to:

Lounge

Two double glazed Sash windows to the front aspect, wooden vaulted ceiling and radiator.

Kitchen

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one bowl stainless steel sink with mixer tap over, tiling to splashback areas, electric oven and gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer and double glazed Velux window.

Cloakroom

Suite comprising wash and basin with mixer tap over, low level WC and extractor fan.

Bedroom Two

Two double glazed Sash windows to the side aspect, doors to built in wardrobes, radiator and door to en suite.

En Suite

Suite comprising bath with mixer tap and shower head over, wash hand basin, low level WC, heated towel rail, plumbing for washing machine and partly tiled.

Bedroom One

Stairs rising from entrance hall, doors leading to storage in eaves, radiator, Velux window in Vaulted ceiling and door to en suite.

En Suite

Suite comprising shower cubicle with electric shower over, wash hand basin, partly tiled and Velux window.



Externally

Front

Gated courtyard mainly laid with block paving and mature trees and shrubs.



view this property online williamhbrown.co.uk/Property/RWL107896



welcome to

Sarjeant Court, Rothwell Kettering

- Two Bedroom First Floor Flat
- A Charming Period Development
- Green Spaces & Scenic Countryside Walks
- Easy Access to Boutique Shops, Supermarkets & Schools.
- Viewing Advised

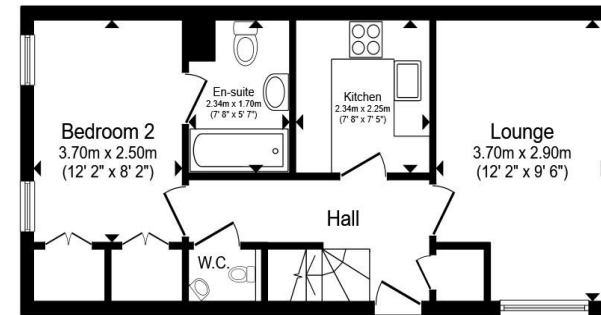
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

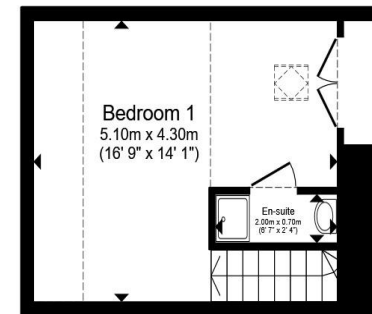
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£155,000



Ground Floor



First Floor

Total floor area 66.4 m² (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/RWL107896



Property Ref:
RWL107896 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01536 418888



rothwell@williamhbrown.co.uk



2 Market Hill, Rothwell, KETTERING,
Northamptonshire, NN14 6EP



williamhbrown.co.uk