



High Street, Rothwell NN14 6AD

- Two bedroom
- Well presented
- Near to town centre

PRICE
£725
PCM

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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Individual 2 BEDROOM MAISONETTE located close to the town centre and comprises; Entrance and stairway (shared with just one other apartment) to the apartment. Hallway to Newly fitted Kitchen with built in cooking facilities, Lounge/dining room, lobby area to two good size bedrooms and bathroom suite with shower over. Modern electric heating. (no garden or parking, yet local recreation park and car parking areas close by on a first come - first serve basis). Approx size 26 sq.m (280 sq.ft)

ENTRANCE

Entrance via double wooden gates to rear court yard, access via double glazed door to side, stair rising to first floor accommodation

KITCHEN

12'7" x 6'9" (3.84m x 2.07m)
Double glazed window to rear, a range of modern fitted kitchen units at base and eye level with complimentary wood effect work tops, stainless steel sink and half drainer and dual mixer tap, tiling to all water sensitive areas, plumbing for automatic washing machine, cooker point, wood laminated flooring, chrome spot lights to ceiling, further door to Lounge

LOUNGE

12'7" x 11'10" max (3.86m x 3.61m max)
double glazed window to front, continuation of wood laminated flooring, wall mounted electric panel heater, opening to storage cupboard with additional storage, door to Inner Hall

INNER HALL

doors to all rooms, split level access

BEDROOM ONE

11'5" max x 8'3" (3.5m max x 2.53m)
double glazed window to front, wall mounted electric panel heater

BEDROOM TWO

10'4" x 7'4" (3.17m x 2.24m)
double glazed window to rear, wall mounted electric panel heater

BATHROOM

Obscured double glazed window to side, three piece suite comprising of panelled bath with glass screen and chrome mains shower over, low level Wc, pedestal wash hand basin and wall mounted heated towel rail

DIRECTIONAL NOTE

Take a right out of the Rothwell office, continue down the High Street where the property can be located on the right hand side above the dog groomers, the property entrance can be located behind the double wood gates through archway



call to view 01536 418100

