



Forge House High Street, Rothwell **Leasehold** £115,000

**Pattison
Lane**

Key Features

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- Two Bedroom Top Floor Flat
- Close to Central Amenities
- NO ONWARD CHAIN
- Lounge / Diner
- Allocated Parking to the Rear

Offered with no onward chain, this delightful two-bedroom, top-floor flat is perfectly situated in the heart of Rothwell. Its prime location provides easy access to the town centre, local amenities, and key road links, making it an ideal choice for all buyers.



The flat opens into a welcoming entrance hall that leads directly to a spacious lounge/diner, a perfect space for relaxing or entertaining. The accommodation also features a modern kitchen, two generously sized bedrooms, a well-appointed family bathroom and storage space.

To the rear of the building, you'll find a dedicated, allocated parking space, a valuable convenience in this central location.

Don't miss the opportunity to view this fantastic property. Viewings are highly recommended!

The accommodation comprises:

ENTRANCE HALL 10'2 x 3'1 (3.09m x 0.93m)

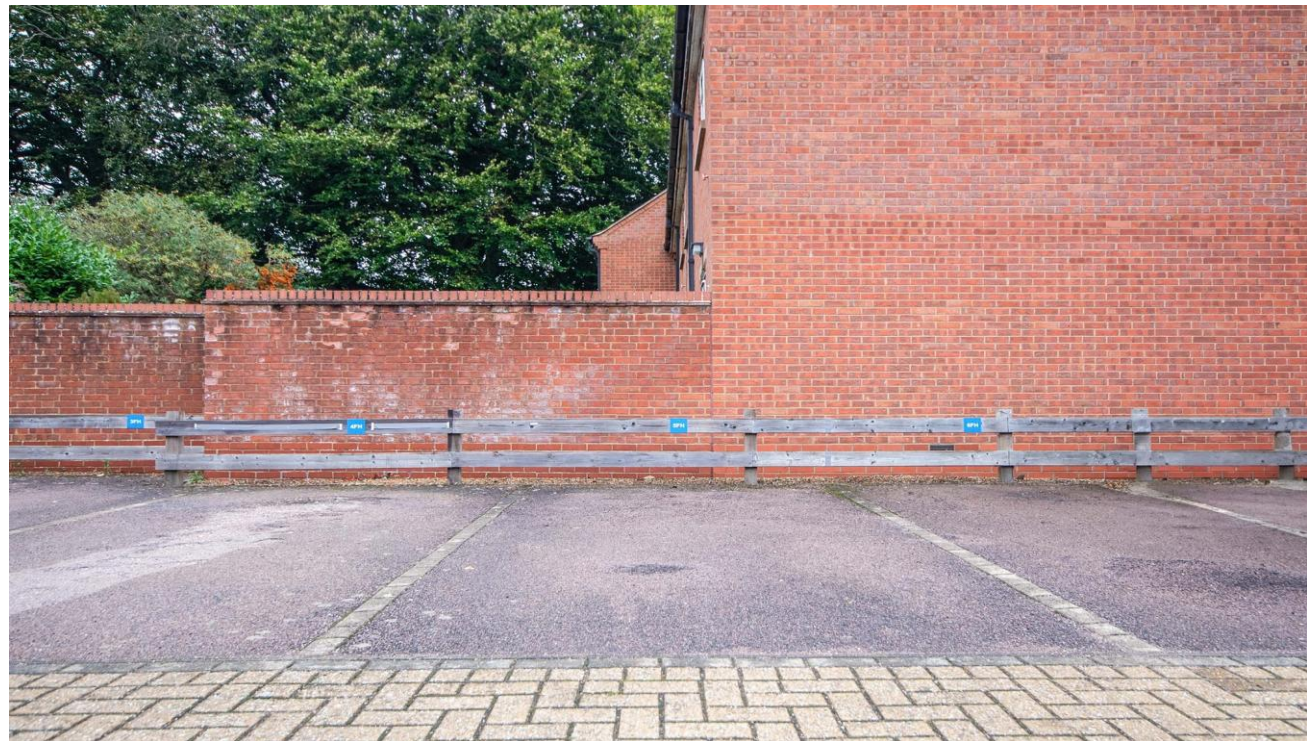
LOUNGE / DINING ROOM 10'8 x 13'10 (3.25m x 4.21m)

KITCHEN 7'9 x 7'8 (2.36m x 2.33m)

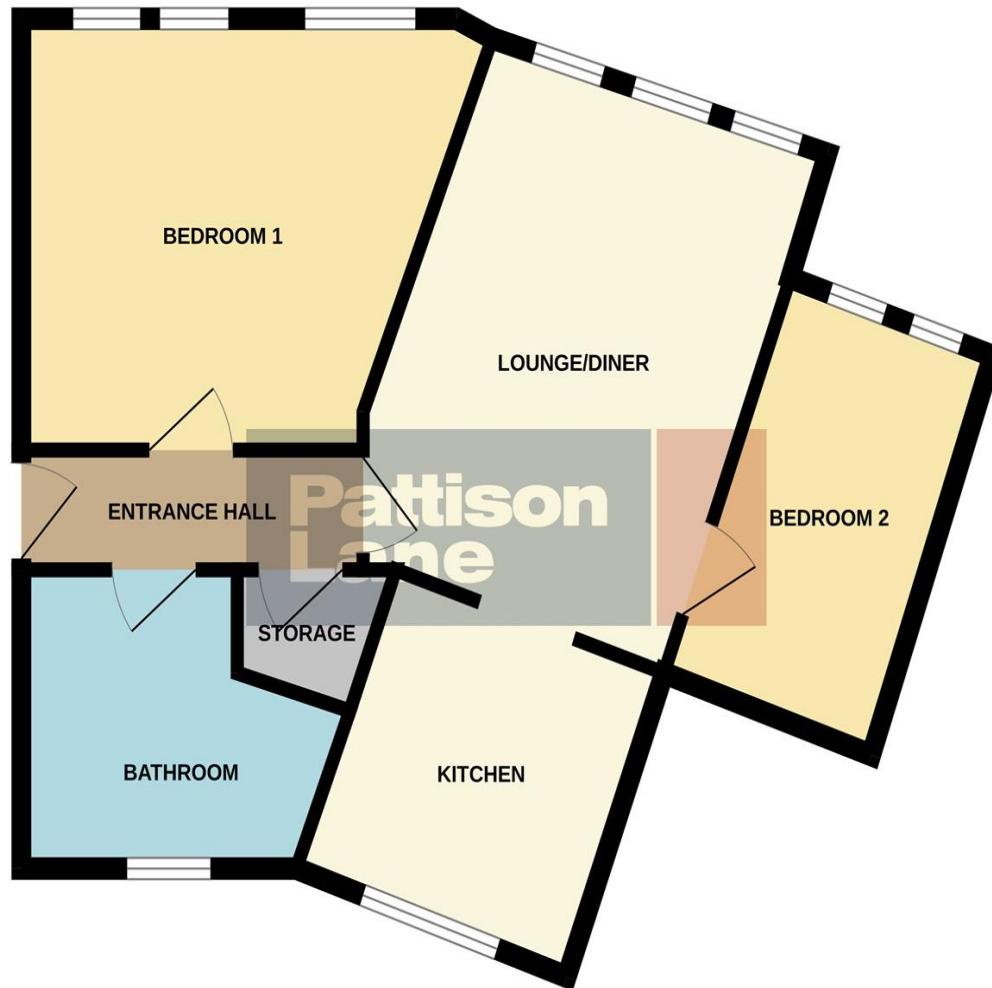
BEDROOM ONE 10'5 max x 14' max (3.17m x 4.26m)

BEDROOM TWO 6'4 x 11' (1.93m x 3.35m)

BATHROOM 7'10 x 5'2 plus recess (2.38m x 1.57m)



GROUND FLOOR



OUTSIDE

Allocated parking space.

AGENTS NOTE:

Length of lease - 99 years from 1 March 1992

Annual Ground Rent - 150.00

Service Charge - £442.00 every six months - including building insurance.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206259 - 0004

