



Austin House, High Street, Rothwell **Leasehold** £110,000

**Pattison
Lane**

Key Features



- Ground Floor Apartment
- One Bedroom
- Spacious Living / Dining Room
- Modern Bathroom
- Allocated Parking

Modern Living in the Heart of Rothwell! Positioned perfectly within the vibrant centre of Rothwell, this beautifully presented one-bedroom ground-floor apartment offers the ultimate blend of convenience and comfort.

Whether you are looking for your first home or a strategic investment, this property's prime location ensures local amenities, independent shops, and major road links are right on your doorstep.



Upon entry, you are greeted by a functional hallway featuring integrated wardrobe storage- an ideal space for coats and essentials.

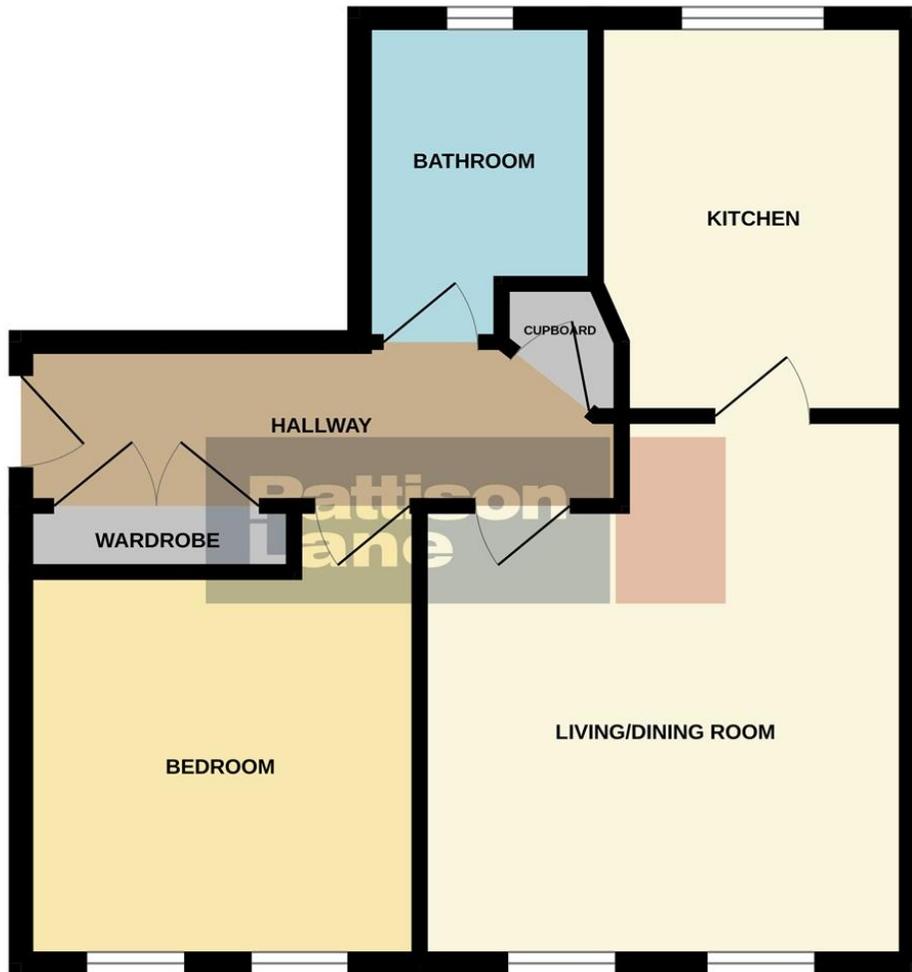
The heart of the home is the bright and airy open-plan living and dining room, which flows effortlessly into a well-proportioned kitchen. The accommodation is completed by a generous double bedroom and a contemporary bathroom suite, alongside a dedicated storage cupboard to keep your living space clutter-free.

To the rear of the property, residents benefit from a private, allocated parking space, offering peace of mind and security in a central town location.

Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



The accommodation comprises:

HALLWAY

LIVING / DINING ROOM 11'11 max narrowing to 7'6 x 15'4 max (3.63m narrowing to 2.28m x 4.67m)

KITCHEN 7'6 max x 10'3 max (2.28m x 3.12m)

BEDROOM 11'11 plus wardrobe x 9'7 (3.63m x 2.92m)

BATHROOM

OUTSIDE

ALLOCATED PARKING SPACE

AGENTS NOTE:

Length of lease - 99 years from 1 March 1992

Service Charge - £442.80 Every six months

Annual Ground Rent - £150.00

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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 SCAN ME



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