



Station Road, Desborough NN14 2RL

- Three double bedrooms
- Enclosed court yard garden
- Town central location
- Good size

PRICE
£825
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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWS AVAILABLE **** Large (99sq.m/1,060 sq.ft) THREE DOUBLE bedroom two storey maisonette. Central heated and new Upvc double glazed. First floor rear entrance to Hallway, New kitchen with built in cooking facilities and utility boiler cupboard area, good size Lounge/sitting room, one of the three double bedrooms and New bathroom with shower over. Second floor to two further double bedroom. Central location.

ACCESS

Via side entrance gate and fixed stair way leading to apartment door

APARTMENT ENTRANCE

Via solid wood and double glazed panelled door into Entrance Hall

ENTRANCE HALL

Having doors to Lounge/Sitting Room, one Bedroom, Bathroom, Kitchen and Utility Cupboard, power point and stair case raising to first floor landing with sash style Upvc double glazed window to side, single panelled radiator, laminated wood block style flooring and under stairs storage area

LOUNGE/SITTING ROOM

19'3" x 14'2" narrowing to 10'2" (5.87m x 4.32m narrowing to 3.11m)

Good size L-shaped room with three Upvc double glazed sash style windows to front, single and double panelled radiator

KITCHEN

11'10" x 8'8" (3.63m x 2.65m)

Newly fitted kitchen comprising high and base level cupboard units with drawer space, work tops, inset single drainer sink unit with mixer tap, appliance space with area for tall fridge/freezer and plumbing for dishwasher, double panelled radiator, laminated wood block style flooring and Upvc double glazed window to rear

UTILITY CUPBOARD

Providing plumbing for automatic washing machine and housing boiler

BATHROOM

Refitted three piece suite comprising close coupled Wc, inset vanity wash hand basin, panelled bath with shower and screen over, sash style Upvc double glazed window to side and single panelled radiator, laminated wood block style flooring

BEDROOM ONE

15'3" x 10'0" (4.67m x 3.06m)

Having Upvc double glazed window to rear and double panelled radiator

LANDING

Having Gallery style landing with doors to two further Bedrooms, power point

DOUBLE BEDROOM TWO

14'2" x 11'1" (4.32m x 3.38m)

L-Shaped double bedroom with Sash style Upvc double glazed window to front and double panelled radiator

DOUBLE BEDROOM THREE

15'1" x 11'0" max (4.62m x 3.37m max)

Having Upvc double glazed window to rear and double panelled radiator

OUTSIDE

Enclosed court yard style garden area with side gate off of Welland Court, (outbuildings/Brick shed not included within let)

DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough take the second right into High Street, first left into Station Road where the property can be located on the right hand side - Access to entrance of apartment is located on first left into Welland Court

