



## 1-3 Bell Hill, Rothwell NN14 6ET

- One Double Bedroom
- Gas central heated
- Town Centre Location
- Good size stylish property

PRICE  
£595  
PCM

23 High Street, Rothwell  
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S I M & N  
C O.   
ESTATE AGENTS

\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Good size and centrally located one double bedroom contemporary style second floor apartment with re-fitted Kitchen and Shower room/ensuite. Gas central heated. Side passageway and stairway to entrance hall, cloakroom W.C, stairs to landing to open plan Lounge/kitchen and double bedroom with shower and wash hand basin. c.68 Aq.m (730 sq.ft)

## Rear Fist Floor Entrance

Rear First Floor Entrance  
Via solid panelled door, stair case raising to first floor Apartment and panelled door to Cloakroom/WC

## Cloakroom/Wc

Comprising low level WC and corner wash hand basin

## Main Apartment

Having doors to stylish Lounge/Kitchen open plan living area and door to Double Bedroom and Corner Shower

## Lounge/Kitchen Area

26'8" x 15'8" (8.13m x 4.78m)

Two casement windows to front, laminated wood block style flooring throughout, two double panelled radiators, feature ceiling beams and inset spot lights, shelved cupboard unit, Kitchen offering high and base

level cupboard units with drawer space and work tops, built in oven, four ring gas hob and extractor as well as appliance space including fridge and washing machine.

## Bedroom

16'8" x 11'3" average measurement of room (5.10m x 3.43m average measurement of room)

With measurement incorporating over stairs storage area, double panelled radiator, corner shower cubicle and wash hand basin and further recess with wardrobe and drawers, ceiling timbers and window to front

## Directional Note

Take a left out of the Rothwell office, right at the roundabout onto Bridge Street continue through the town where the property can be located on the left hand side above the Tiled Shop in Rothwell



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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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