



## Flat 1 Bridge House, Bridge Street NN14 6EW

- One Bedroom
- With Parking space
- Within Town centre
- Well presented

PRICE  
£575  
PCM

23 High Street, Rothwell  
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SIMON  
& CO.  
ESTATE AGENTS

# Flat 1 Bridge House, Bridge Street NN14

Price £575 PCM

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Very well presented One double bedroom flat comprising Entrance Hall, Lounge, Kitchen, Double bedroom and Bathroom. Parking space. Electric heating and upvc double glazed. Residence only allocated parking with Permit included.

## Stair Way Up to Main

### Entrance Door

With panelled door to Communal Lobby

### Apartment Entrance/Inner Hall

With panelled doors to all rooms

### Lounge/Sitting Room

12'8" x 6'11" min (3.88m x 2.12m min)

Fully furnished room with Upvc double glazed window to rear and heater

### Kitchen

8'11" x 8'2" (2.72m x 2.49m )

Fully furnished including oven, fridge with freezer compartment and washing machine, high and base level cupboard units with drawer space, work tops and tiled surrounds, fan heater

### Main Bedroom

13'8" x 8'8" (4.18m x 2.65m )

Fully furnished with Upvc double glazed window to rear and heater

### Bathroom

10'10" x 5'6" (3.32m x 1.68m)

Fully furnished with close coupled WC, twin grip panelled bath with shower and screen over, pedestal wash hand basin and fan heater

### Outside Parking Area

Allocated private parking for this apartment convenient for main entrance door



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		39	59
(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.