



## 24 High Street, Rothwell NN14 6BQ

- 1 Bedroom
- Ground floor Apartment
- Electric Storage Heating
- Good Size
- Off Road Parking

PRICE  
£480  
PCM

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

  
SIMON  
& CO.  
ESTATE AGENTS

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Ground floor flat - Situated close to the town centre and comprising of hallway, lounge, kitchen, double bedroom and bathroom. Electric panel heating and double glazed. Off road parking to the rear for 1 car.

## Enter

Via upvc double glassed door to front into Entrance Hall

## Entrance Hall

Doors to all rooms plus additional door to storage cupboard

## Lounge

13'3" x 11'1" (4.06m x 3.4m)

Double glazed window to front, wall mounted heater

## Kitchen

12'7" x 9'3" (3.85m x 2.82m)

Double glazed window to rear, a range of kitchen units at base and eye level with work tops, stainless steel sink and half drainer, plumbing for automatic washing machine

## Bedroom

12'0" x 9'8" (3.67m x 2.97m)

Double glazed window to front and wall mounted heater

## Bathroom

Obscured double glazed window to front, three piece suite comprising of panelled bath with electric shower over, low level Wc, pedestal wash hand basin, tiling to areas and heated electric towel rail



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		48	
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Simon and Company  
23 High Street,  
Rothwell,  
Northants NN14 6AD  
01536 418100  
info@simonac.co.uk



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.