



## Castle Hill, Rothwell NN14 6JN

- Two Double Bedroom
- Garden areas to the side and rear of the property
- Close to local amenities
- Double glazed and gas central heated

PRICE  
£140,000

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 VIEWINGS AVAILABLE\*\*** A well presented TWO bedroom first floor Leasehold apartment, ideally located close to the town centre within a very short walk to the shops, schools and other local amenities. The flat is double glazed and gas central heated via a combination boiler. Other benefits include a private front door to the flat and garden areas to the side and rear of the property. The overall accommodation comprises entrance hall, landing, Kitchen, Lounge, two double bedrooms (one currently used as a hobby room/second reception room) and shower room. Outside expect to find the aforementioned gardens to side and rear with shared path way. Early viewing is strongly recommended.

Agents Note: 87 years remaining on the lease. (Ground Rent £20 per annum, Service Charges (inc Insurance) £354 per annum.

## ENTRANCE HALL

Via double glazed door with further door to storage cupboard and staircase rising to the main apartment level

## HALLWAY

Doors to Lounge/Sitting Room. Kitchen and Two Double Bedrooms plus further door to storage cupboard. Loft hatch

## LOUNGE/SITTING ROOM

16'6" into recess x 10'11" (5.05m into recess x 3.33m )  
Good size room with Upvc double glazed window to the front, feature fire surround with coal effect gas fire and double panel radiator

## KITCHEN

12'0" x 7'6" (3.68m x 2.29m )  
Two Upvc double glazed window to the rear, refitted high and base level cupboard units with drawer space and work surface areas with tiled surrounds, one and a half bowl sink and drainer with mixer taps, tiled surrounds, ceramic tiled floor, four ring electric hob with extractor over, double oven, space and plumbing for an automatic washing machine, double panelled radiator and door to pantry/storage cupboard with wall mounted boiler

## DOUBLE BEDROOM ONE

11'10" x 10'11" (3.63m x 3.33m )  
Currently being used as Dining Room having Upvc double glazed window to the front , double panelled radiator, storage cupboard

## DOUBLE BEDROOM TWO

10'11" x 9'6" (3.33m x 2.92m )  
Having Upvc double glazed window offering pleasant views to rear, and double panelled radiator

## BATHROOM

Obscured uPVC double glazed window to the rear, refitted three piece suite comprising of shower cubicle, low level WC, wash hand basin, fully tiled floor and walls, heated towel rail/radiator

## OUTSIDE FRONT/SIDE

The front has shared gated pathway to entrance door and to rear garden, the front/side garden is mainly laid to lawn with shrub and flower borders with hedgerow to front

## OUTSIDE REAR

The rear garden is mainly laid to lawn with shrub and flower borders and shared pathway with neighbours, outside shed for storage



call to view 01536 418100

