



Well Lane, Rothwell NN14 6DQ

- TWO bedrooms
- No Chain
- Ensuite shower room
- Allocated PARKING space
- TWO reception rooms
- GROUND FLOOR

PRICE
£170,000
OFFERS IN
EXCESS OF

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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PRICE £170,000 LEASEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Offered with NO CHAIN is this spacious TWO bedroom TWO reception rooms, ground floor leasehold apartment. The property is ideally located for the town centre, shops and park. With gas central heating via a combination boiler and double glazing, other benefits include one secure allocated parking space to rear, communal gardens and decking and an ensuite shower room to the main bedroom. The overall accommodation comprises Lounge, Kitchen with built in appliances, three bedrooms with built in wardrobes and an ensuite shower room to the main bedroom, plus a family bathroom. Outside is a small enclosed front court and the aforementioned communal gardens to rear.

Agents Note: Remaining Lease: c.975 years.
Ground rent: £35.00 per annum.
Service Charge: £1320 per annum (£660 paid every 6 months).

ENTRANCE

Via double glazed panelled door into Lounge/Sitting Room

LOUNGE/SITTING ROOM

15'1" x 11'7" (4.6m x 3.54m)
An open plan room with window to front and two single panelled radiators, cupboard boiler and storage space, leading through to inner hallway and Kitchen Area

KITCHEN AREA

8'4" x 6'9" (2.56m x 2.06m)
Refitted with a contemporary range of high and base level cupboard units, work surfaces areas with tiled surrounds, Integrated appliances include: washer dryer, fridge, freezer, built in oven and four ring gas hob with extractor above, stainless steel sink and half drainer with mixer tap and ceramic tiled flooring

INNER HALL

Having doors to all rooms, radiator and storage cupboard

BEDROOM ONE

13'8" x 7'3" (4.19m x 2.23m)
Having window to rear, single panelled radiator, fitted bedroom furniture to include bedside cabinets, dressing table and built in wardrobe providing clothes hanging with shelving space and over head storage and door to En-Suite

EN-SUITE

5'7" x 3'11" (1.71m x 1.2m)
Having refitted three piece suite comprising of low level Wc, pedestal wash hand basin and separate shower cubicle, single panelled radiator and tiling to walls and floor, extractor fan

BEDROOM TWO

13'8" x 7'9" (4.19m x 2.37m)
Having window to rear, single panelled radiator and built in double wardrobe providing clothes hanging space and shelving space

BEDROOM THREE

9'10" x 7'1" (3m x 2.17m)
Having window to front, single panelled radiator and built in double wardrobe providing clothes hanging space and shelving space

BATHROOM

8'1" x 4'4" (2.48m x 1.34m)
Having refitted three piece suite comprising of low level Wc, pedestal wash hand basin and panel bath with shower and shower screen over, single panelled radiator and tiling to all walls and floors, extractor fan

OUTSIDE FRONT

Outside is a small enclosed front court with pathway to entrance

ALLOCATED PARKING

The property enjoys the benefits of allocated private parking within gated residence only area

COMMUNAL GARDENS

Extensive landscaped gardens and sun decking area



call to view 01536 418100

