



Austin House, Rothwell NN14 6LE

- Two Bedrooms
- Parking
- Gas Central Heated
- Double Glazed

PRICE
£625
PCM

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Two bedroom first floor apartment with allocated Parking. Double glazed and gas central heated (EPC B82). Entrance/Inner hallway, two storage cupboards, Lounge/sitting, Kitchen, Bathroom and two bedrooms. Approx. floor area 66 sq.m (710 sq.ft).

COMMUNAL ENTRANCE

With intercom door, stair case raising to main entrance door of apartment.

ENTRANCE HALL

Via timber panel door. Single panel radiator, double power point, intercom door system, panel doors to two bedrooms, lounge / sitting room,bathroom and airing cupboard with electric heater bar and shelving and double clothes cupboard.

LOUNGE/SITTING ROOM

14'0" x 11'11" (4.29m x 3.65m)
Having two secondary and sealed double glazed window unit to front with double panel radiator under, television point, artex to ceiling, telephone point and panel door to kitchen.

KITCHEN

10'4" x 7'6" (3.16m x 2.29m)
Offering a range of high and base level cupboard unit drawer space with work tops having tile sur-rounds. Inset one and half bowel single drainer sink unit with mixer tap, appliance space with plumbing for automatic washing machine and built oven, four ring gas hob and concealed extractor, space for fridge / freezer. Work top leading round to small breakfast bar. Single panel radiator and sealed double glazed window units to rear.

BEDROOM ONE

11'11" plus door recess x 9'8" (3.64m plus door recess x 2.95m)
Having a range of fitted bedroom furniture com-prising of two double wardrobes and four over bed cupboards, secondary and sealed double glazed window units to front and single panel radiator.

BEDROOM TWO

8'4" x 7'9" (2.56m x 2.38m)
Having secondary sealed double glazed window unit to rear and single panel radiator.

BATHROOM

Three piece suite comprising of pedestal wash hand basin with tile surrounds, close cupboard WC, twin grip panel bath also having tile surrounds mixer tap and shower attachments, opaque double glazed window to rear, pendent light switch.

OUTSIDE PARKING

Allocated parking for one vehicle



call to view 01536 418100

