



Bridge Street, Rothwell NN14 6EW

- One Double bedroom
- CHAIN FREE
- Fully refurbished
- Re-fitted Kitchen
- Re-fitted-Bathroom
- Within Town centre
- Allocated PARKING SPACE (Residence parking Permit required)

PRICE
£92,500
CHAIN FREE

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 £92,500 LEASEHOLD

** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Offered with onward NO CHIAN is this Impressive and much improved One double bedroom first-floor apartment with uPVC double glazing and new electric heating. Apartment hallway, Re-fitted kitchen Kitchen, Lounge/sitting room, double bedrooms and Re-fitted Shower room. Parking space with Residents only allocated parking (Residents & Visitors Parking permits required and available from Management Company).

Leasehold with c.997 remaining with the total combined Ground Rent and Service Charge at c.£1,749 Per Year (c.£146 Per Month)

Approx. .floor area 43 sq.m (463 sq.ft

MAIN ENTRANCE

Communal entrance from both front (Bridge Street) and rear (School Lane) via door with release intercom system

ENTRANCE HALL

Via panelled door into Hallway, having intercom system, panelled doors to Lounge/Sitting Room, Double Bedroom and Shower Room. laminated wood block style flooring

LOUNGE/SITTING ROOM

14'7" x 11'0" max (4.45m x 3.37m max)
14' 7" x 12' 3" Max (4.45m x 3.73m Max)
Two double glazed window to the front aspect, electric wall mounted radiator and electric feature fireplace.

KITCHEN

9'6" x 6'7" (2.90m x 2.03m)
Refitted kitchen comprising high gloss grey, soft close wall and base units with worktop over, built in electric oven and hob with hood over, stainless steel sink and drainer with tiled splashback, space for fridge/ freezer and wooden flooring.

DOUBLE BEDROOM

14'7" x 8'7" max (4.47m x 2.62m max)
Double glazed window to the front aspect and electric wall mounted radiator

SHOWER ROOM

Refitted suite comprising shower cubicle, wash hand basin vanity unit, low level WC, extractor fan and cupboard with plumbing for washing machine.

PARKING

Allocated parking space



call to view 01536 418100

