

2 bedroom Maisonette



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Rothwell
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- Two Bedrooms
- Parking X 2
- Upvc Double Glazed
- Well Presented

Price £650 pcm

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.

Modern Two bedroom Maisonette property with double parking to Rear. Well-presented and Upvc double glazed. Entrance Hall, Inner Hallway to Lounge/dining room, Kitchen and bedroom two/Separate Dining room. Landing area, re-fitted Bathroom and main bedroom. Outside offers Parking for two vehicles.

Entrance

Enter via Upvc double glazed door to stairs

First Floor Landing

Wall mounted storage heater. Understairs storage cupboard. Stairs rising to the second floor. Doors to:

Lounge/Dining Room

19'9" x 10'0"

Upvc double glazed window to the front. Wall mounted storage heater. Coving to ceiling. Television point.

kitchen

10'7" x 7'1"

Upvc double glazed window to the rear. Stainless steel sink and drainer with electric hob and extractor hood over. Space for fridge. Space and plumbing for automatic washing machine. One and a half bowl stainless steel sink and drainer with cupboards under and a further range of base and eye level units. Extractor fan. Tiled splash backs. Five spot lights.

Bedroom Two

8'11" x 8'2"

Upvc double glazed window to the rear aspect. Laminated flooring.

Second Floor Landing

Airing cupboard housing hot water cylinder and electric water heater. Doors to:

Bedroom One

15'5" x 13'3"

Upvc double glazed window to the front aspect. Two storage cupboards. Further built-in wardrobes. Wall mounted storage heater.

Bathroom

Re-fitted three piece suite comprising low level w.c, pedestal wash hand basin and side panelled bath with electric shower over. Tiled splash backs. Sealed

unit obscure double glazed window to the rear aspect.

Outside Front

To the front of the property there are steps to the front door and a small forecourt area.

Outside Rear

To the rear of the property there is allocated off road parking for two vehicles.

Directional Note

Take a left out of the Rothwell office, right at the roundabout continue down Bridge Street continue through the town taking a left into Rock Hill/Rushton Road, right into Crispin Street and left where the property can be located on the right hand side

Avalon Court Cross Street

call to view 01536 418100

