



## Horse Fair Lane, Rothwell NN14 6GX

- Two Bedrooms
- Furnished Property
- Allocated Parking

PRICE  
**£775**  
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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



**\*\* FURNISHED\*\* \*\*IN PERSON AND VIDEO VIEWS AVAILABLE \*\*** Two bedroom first floor apartment with parking. Gas central heating and upvc double glazing. First floor via intercom access to apartment. Entrance Hall to all rooms plus two storage cupboards. Lounge/ding room with archway to Kitchen with built in 50/50 fridge freezer and double oven with hob and extractor (\*\*no washer dryer). Bathroom, two doubles bedrooms and ensuite. Parking space (no.34).

\*\*Furnished refers to all day to day item as shown in the video view excluding the Bed within bedroom One and washer dryer

## ENTER

Via secured door with intercom system to front into main entrance communal hall. Stairs rising to first floor accommodation with access door into hallway

## ENTRANCE HALL

Doors to all rooms plus doors to two storage cupboards, Gas radiator, and further doors to Two Bedrooms, Bathroom and Lounge/Sitting Room

## LOUNGE/SITTING ROOM

14'6" x 13'5" (4.42m x 4.1m )

Two double glazed windows to rear, with double glazed doors onto Juliet balcony. Two gas radiators and archway to open kitchen

## KITCHEN

10'9" x 6'1" (3.28m x 1.87m )

Range of base and eye level cupboards with complimentary marble effect work tops. Stainless steel sink and half drainer. Tiling to water sensitive areas. Built in appliances to include double stainless steel oven, gas hob and stainless steel extractor hood. Built in fridge and freezer, also washer/dryer (yet may not be functioning and wont be replaced by landlord, item being left as good will gesture) Inset spot lights to ceiling. Double glazed window to side. Ceramic tiled flooring,. Wall mounted boiler unit.

## BEDROOM ONE

13'8" narrowing to 8'5" x 9'9" (4.19m narrowing to 2.59m x 2.98m )

Double glazed window to rear, gas radiator. Double built it wardrobes. Additional door to en-suite

## EN-SUITE

Three piece suite comprising of separate shower cubicle with chrome main shower with sliding glass screen doors. Pedestal wash hand basin. Low level WC, tiling to water sensitive areas. Chrome inset spotlights to ceiling. Wall mounted towel heater. Extractor fan ,.

## BEDROOM TWO

8'5" 9'10" (2.59m 3.0m )

Double glazed window to rear, gas radiator.

## BATHROOM

Three piece suite comprising of separate bath with chrome shower over with glass shower screen. Low level WC, pedestal wash hand basin. Tiling to water sensitive areas and wall mounted towel radiator chrome spotlights and extractor fan. Ceramic tiled flooring.

## PARKING

Allocated parking space to rear



call to view 01536 418100

