



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.



## Well Lane, Rothwell NN14 6DQ

- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- Very well Presented
- Residents only landscape gardens
- Covered Allocated Parking space
- Two parking space in total (no. 39 & 7)
- Penthouse Apartment

PRICE  
£925

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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IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* FULLY FURNISHED impressive and stylish TWO DOUBLE bedroom Penthouse apartment with covered allocated Parking plus an additional space and forming part of this ever-popular Sovereign Heritage development within the heart of this Historic Market Town. Immaculately presented throughout, gas central heated and double glazed. Secure entrance and stairway to the main entrance to the apartment. Hallway to good size Lounge/dining room with study area. Fully fitted Kitchen with integrated Oven, Hob, Dishwasher, Washer/Dryer, fridge and freezer. Two good bedrooms with ensuite W.C to Main Bedroom, plus separate Shower room. The development boasts Secure Resident only beautifully Landscaped gardens and large South aspect balance areas. MUST BE SEEN. Approx floor area 84 sq.m - 904 sq.ft

Parking spaces Numbers 39 and 7

### COMMUNAL ENTRANCE

Resident reception hall with stair way rising to first floor which in turn has door to the apartment.

### HALL/LANDING AREA

Stairs to Gallery Landing having double panel radiator and sky light window. Doors to all rooms, single panel radiator and power point.

### LOUNGE/SITTING ROOM

12'0" x 13'10" (3.67m x 4.23m )

Having sky light window to rear and double glazed casement window to front overlooking historic market square. Two double panel radiator, professional made and fitted book case unit incorporating double cupboard and drawer units. Television and satellite points. Ceiling beam and work through to open plan dining area.

### DINING ROOM

12'8" x 16'6" max (3.88m x 5.05m max)

open plan from lounge/sitting room having further double glazed window to front and sky light window to rear, further fitted furniture including desk also incorporating drawer and cupboard units. Fitted shelving, pre built in cupboard and wardrobe, providing storage and clothes hanging space. Further cupboard incorporating boiler. Double panel radiator.

### KITCHEN

12'5" max x 6'5" (3.81m max x 1.97m )

Fully fitted kitchen offering a range of contemporary style high and base level cupboard units with drawer space and work surface areas having tile surrounds, fitted shelving and breakfast bar area. Inset one and half bowl single drainer stainless steel

sink unit with mixer tap. Built in stainless steel oven, four ring gas hob and hood. Inter grated dishwasher and washer / dryer. Double panel radiator, double glazed window also offering outlook onto the market square, tiled floor and pelmet lighting.

### DOUBLE BEDROOM ONE

10'5" min plus recess x 8'5" widening to 10'11" (3.20m min plus recess x 2.58m widening to 3.34m )

Two skylight windows to rear, double panel radiator, television point and wardrobe providing clothes hanging and shelving. Further panel door to en suite.

### EN-SUITE

Comprising of WC, pedestal wash hand basin with contemporary tile surrounds to dado level, single panel radiator and extractor.

### DOUBLE BEDROOM TWO

10'2" x 12'9" (3.12m x 3.91m )

Plus built in wardrobes. Double panel radiator, skylight windows and double glazed window to side.

### SHOWER ROOM

Comprising of close cupboard WC, pedestal wash hand basin with mixer tap and spa bath and power jet shower over with screen. Full tiling to walls, double panel radiator and sky light window to rear. Inset ceiling spot lights with extractor.

### OUTSIDE

The property benefits from two parking spaces including underground covered parking.

### AGENT NOTE

Please see video view of ground and garden areas



call to view 01536 418100

