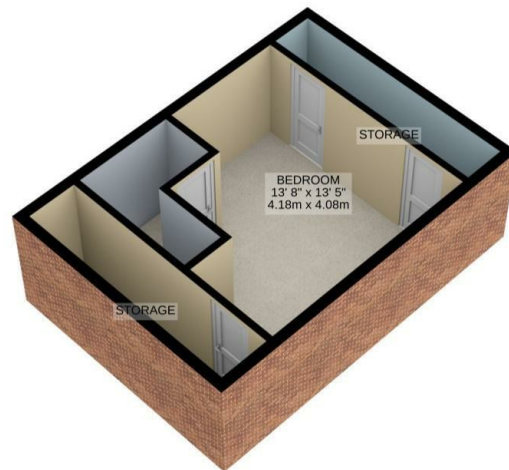


Wesley Court, Rothwell NN14 6FZ

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



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- One Double bedroom
- Extensive communal landscaped gardens
- Very well presented
- Forming part of the prestigious Sovereign Heritage development
- Private parking space

PRICE
£130,000

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 £130,000 LEASEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** With beautiful GARDENS & PARKING** situated within this bespoke development is this larger than average very well presented and much improved one double bedroom first floor maisonette/apartment with access to communal garden and secured allocated parking (bay no.24). Gas central heated and double glazed. Accommodation comprises Hallway, open plan lounge/sitting room through kitchen with appliance space for washer dryer, fridge and built in oven and hob. Bathroom and stairs to double bedroom with beautifully solid wood vaulted ceiling.

Leasehold with approx. 978 years remaining with Ground rent at c.£50 per year and Management Service Charge is c.£1320 per year

ENTRANCE HALL

To apartment with main block door release intercom system, single panelled radiator, stair case raising to first floor/Bedroom and panelled doors to Bathroom and open plan living/Lounge/Kitchen

OPEN PLAN LIVING/LOUNGE/KITCHEN

13'0" x 14'3" (3.97m x 4.35m)

Having sash style double glazed windows to front, double panelled radiator, laminate flooring stepping on to tiled kitchen area offering a range of high and base level cupboard units with work tops and matching tiled surrounds, sink unit with mixer tap, built in oven, four ring gas hob and concealed extractor, appliance space with washer/dryer and fridge

BATHROOM

Three piece comprising pedestal wash hand basin, close coupled Wc and panelled bath with shower screen and mixer tap incorporating shower fitment, double panelled radiator

FIRST FLOOR

Having panelled door to Master Bedroom

MASTER BEDROOM

10'1" x 10'2" min plus recess (3.08m x 3.10m min plus recess)

Having door to eaves storage area, additional doors to storage areas, double panelled radiator, impressive exposed wood vaulted ceiling, two sky light windows

OUTSIDE

The property enjoys the benefits of allocated private parking within gated residence only area and also use of extensive landscaped gardens and sun decking area



call to view 01536 418100

