

Forge House, Rothwell, Northants, NN14 6LE

One Bedroom



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Forge House, Rothwell

- One Bedroom
 - Ground Floor
 - Well Presented
 - Allocated Parking
- PRICE: Offers In Excess Of £80,000

 **Simon Karl**
The Agent Of Distinction



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Northants
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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 endeavour 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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Enter

Via secure communal door to front into Communally Entrance Hall

The property is based on ground floor level with secure access to front into Entrance Hall

Entrance Hall

Doors to all rooms, additional door to storage cupboard and further door to airing cupboard, wall mounted intercom system

Lounge/Dining Room 13'10 (4.22m) x 10'8 (3.26m)

Three sealed unit double glazed windows to front with radiator, further door to rear into Kitchen

Kitchen 7'10 (2.38m) x 9'0 (2.75m)

Sealed unit double glazed window to rear, a range of kitchen units at base and eye level with complementary marble effect work tops, sink and half drainer with dual mixer taps, tiling to all water sensitive areas, wall mounted boiler unit, built in appliances to include electric oven and gas hob plus plumbing for automatic washing machine

Master Bedroom 16'7 (5.0m) please note this measurement is at the furthest point of the bedroom x 10'5 (3.18m)

Three sealed unit double glazed windows to front and radiator

Bathroom

Obscured sealed unit double glazed window to front, three piece suite comprising of panelled bath with chrome shower attachment, glass shower screen, low level Wc, pedestal wash hand basin, tiling to all water sensitive areas, radiator

Outside & Parking

Communal areas to front and rear, allocated parking for one vehicle and visitor space

Directional Note

Take a right out of the Rothwell office continue along the High Street where the property can be located on the left hand side on the corner of Forge House apartments, where the zebra crossing is situated

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Allocated Parking

