







Well Lane, Rothwell NN14 6DQ

- Two bedrooms
- With GARAGE
- Landscaped Residence gardens
- Own front door
- Close to Town centre

PRICE
£149,500

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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PRICE £149,500 LEASEHOLD

GROUND FLOOR APARTMENT WITH GARAGE forming part of the ever popular Sovereign Heritage Development with landscaped gardens and ideally located for town centre, shops and park. Gas central heating via a combination boiler and double glazing; Entrance opening in to open plan Lounge and Kitchen areas with built in Oven, hob and extractor . Inner hallway to Two Bedrooms and Bathroom. Outside is a small enclosed front court and the aforementioned communal gardens to rear

Leasehold: 999 from August 2005
Remaining Lease: c.975 years.
Ground rent: c.£35.00 per annum.
Service Charge: c.£1285 per annum.
Above totals approx. of c.£110 per month

ENTRANCE
Via panelled door to open plan Lounge/Sitting Room Area, and Kitchen

LOUNGE/SITTING ROOM AREA
16'2" x 15'5" (4.95m x 4.70m)
Having double glazed casement style window to front with double panelled radiator under, cupboard housing combination boiler, walk way to Inner Lobby and open plan Kitchen

KITCHEN AREA
6'0" x 5'7" (1.84m x 1.71m)
Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, space for slim line dishwasher, appliance s pace to include plumbing for automatic washing machine, and built in oven with four ring gas hob with extractor over, tiled flooring, breakfast bar area

INNER LOBBY
Having panelled doors to Two Bedrooms and Bathroom

BEDROOM ONE
13'3" x 8'0" (4.05m x 2.44m)
Having sash style double glazed window to rear overlooking decking area with radiator under and built in wardrobes providing clothes hanging and shelving space

BEDROOM TWO
10'6" x 7'5" (3.21m x 2.27m)
Having sash style double glazed window to rear over looking decking area and radiator under

BATHROOM
Comprising of pedestal wash hand basin, close coupled Wc and panelled bath with shower and screen over, tiled surrounds and heated towel rail/radiator

OUTSIDE FRONT
The property offers a small gated front court to entrance door

GARAGE
Located behind residence only remote control double gates leading to the single garage with up and over door

COMMUNAL GARDENS
The property enjoys the benefits of residence only communal gardens which is found via the remote control double gates to front and leading through the carpark area where the garage can be found and walking down to landscaped green areas with pond



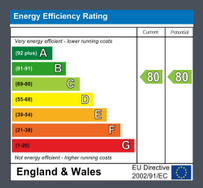


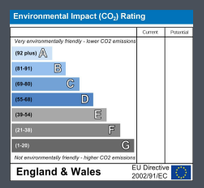












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