



Sarjeant Court, Rothwell Kettering NN14 6BX



welcome to

Sarjeant Court, Rothwell Kettering

William H Brown are delighted to present this well-presented one-bedroom maisonette, ideally located in the popular area of Rothwell. Offering a bright living space, modern kitchen and bathroom, and generous bedroom, this property is perfect for first-time buyers or investors.

Entrance

Enter Via wooden door. Stairs leading to bedroom. Doors into bathroom and living area.

Open Plan Lounge/ Dining Area

Three double glazed sash style windows to the side aspect, One radiator and deep skirting.

Open Plan Kitchen

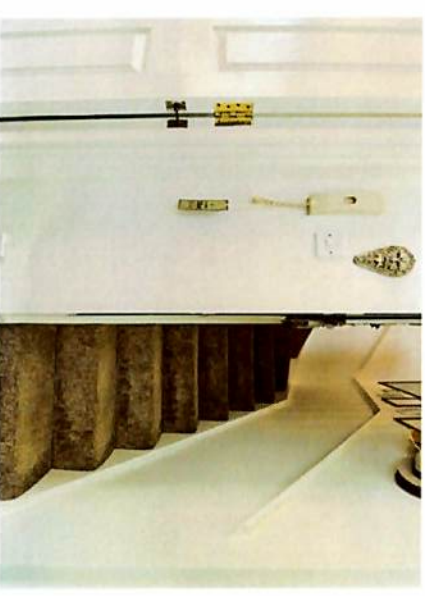
Fitted Kitchen comprising wall and base units with work surfaces over, stainless steel sink unit with mixer tap over, tiling to back splash areas, electric oven and hob with extractor, spotlights to ceiling.

Bedroom

Stairs rising from entrance hall, Velux windows in vaulted ceiling and doors leading to storage in eaves.

Bathroom

Suite Comprising enclosed shower with mains shower over, wash hand basin with storage cupboard under, low level WC and sun tunnel.





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- One-bedroom maisonette
- Spacious and bright living accommodation
- Gated community
- Allocated parking
- Long lease

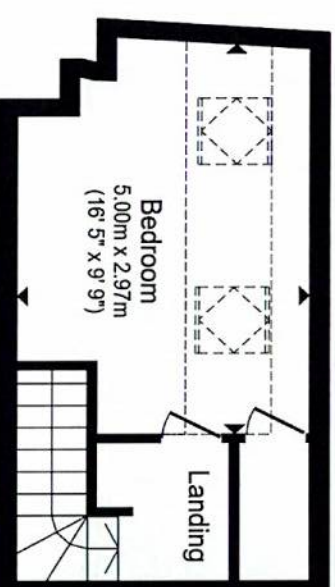
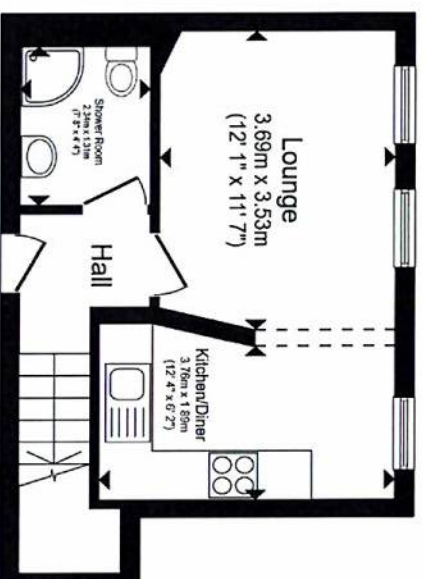
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£145,000



Ground Floor

First Floor

Total floor area 46.5 m² (500 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

RWL104901 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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