



## 34 Castle Lodge Gardens

Rothwell, Leeds LS26 0ZL

### PROPERTY FEATURES

- Superbly presented modern ground floor apartment
- 2 double bedrooms, one with en-suite
- Separate living and dining rooms
- Energy efficient gas central heating
- Allocated parking within private carpark
- Set within well maintained communal gardens
- Sought after location
- Excellent commuter links
- Offered for sale with no onward chain



01924 200101

Offers Around £160,000

## PROPERTY DETAILS

Now offered for sale with no onward chain is this well presented modern ground floor apartment with living room within the feature turret and 2 double bedrooms, one of which has an en-suite shower room and both with fitted wardrobes. The apartment is situated within a popular modern development with private car park and well maintained gardens. The apartment benefits from an energy efficient gas central heating, UPVC double glazing and intercom system plus includes a full range of integrated kitchen appliances. To arrange a viewing call FSL Estate Agents on 01924 200101.



## LOCATION

Rothwell is an affluent and vibrant market town to the south of Leeds with excellent range of local amenities, facilities and schools. It is a location which offers easy commuter access to the West Yorkshire region and the M62 / M1 motorway networks.



## ACCOMMODATION

Accommodation comprises; entrance hallway, open plan kitchen and dining room room, separate living room, master double bedroom with en-suite shower room, 2nd double bedroom, bathroom and store room. Outside communal gardens and allocated parking within private carpark. Please refer to the floor plans for approximate room sizes and layout.



## TENURE

Leasehold on a 150 year lease from 01.01.2005 (approx 131 years remaining). There is an annual service charge of £1149.12 and annual ground rent of £136.04.



## COUNCIL TAX BAND

Band B.



## ENERGY RATING

The EPC indicates that the property has an energy rating of C (78).

## VIEWINGS

For more information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



## Energy performance certificate (EPC)

34 Castle Lodge Gardens Rothwell LEEDS LS26 0ZL	Energy rating <b>C</b>	Valid until: <b>8 December 2032</b>
		Certificate number: <b>0512-0926-7272-7442-5204</b>

Property type  
Ground-floor flat

Total floor area  
64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

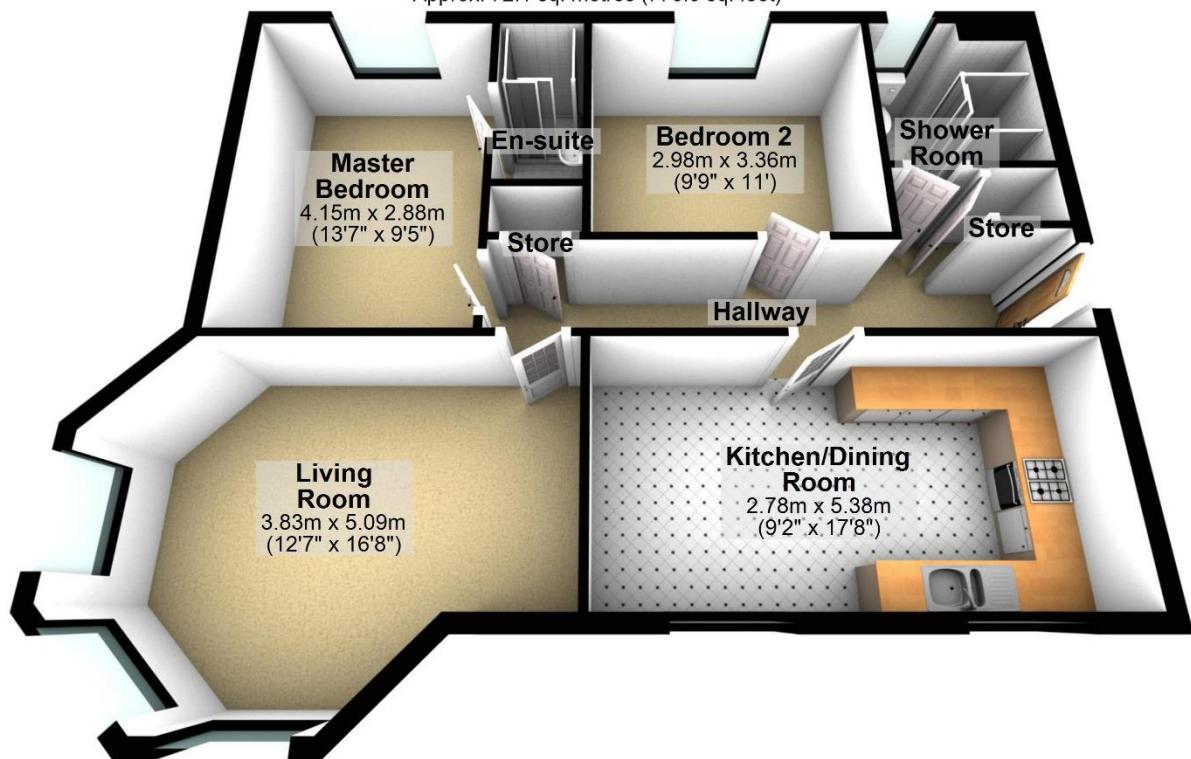
### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

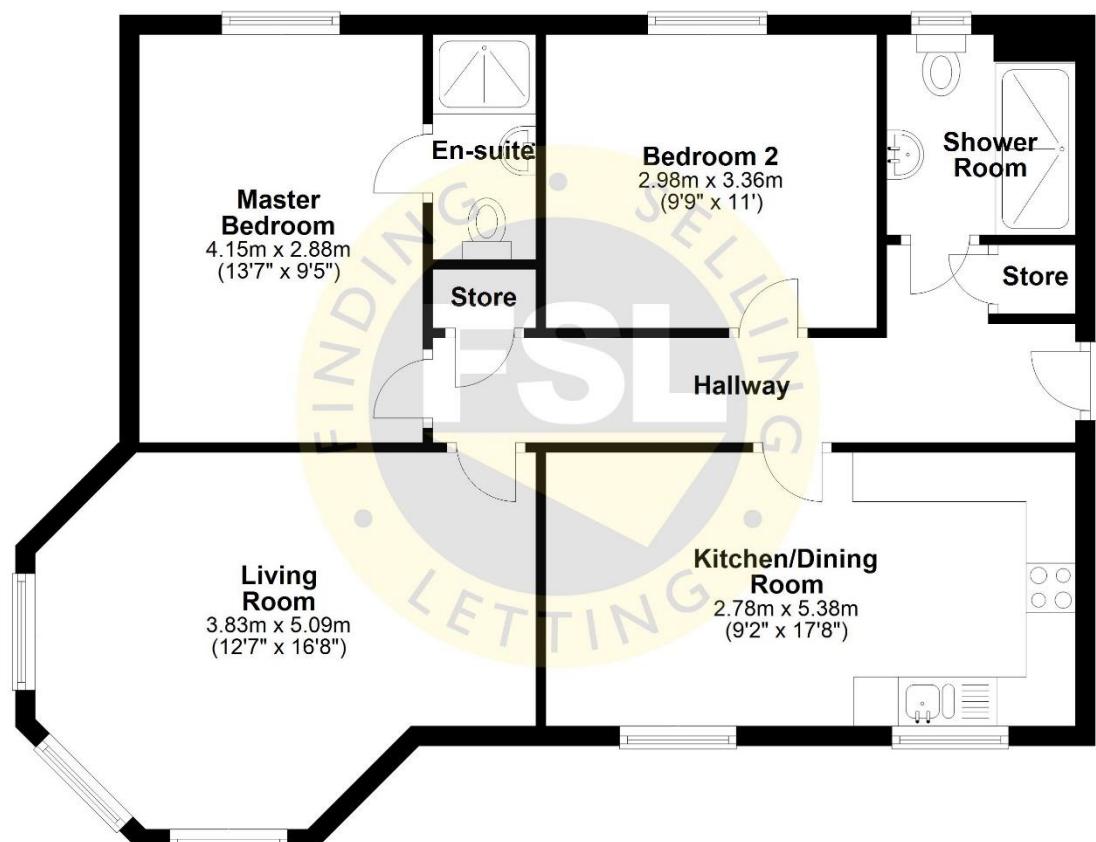
## Floor Plan

Approx. 72.1 sq. metres (776.0 sq. feet)



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For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**

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