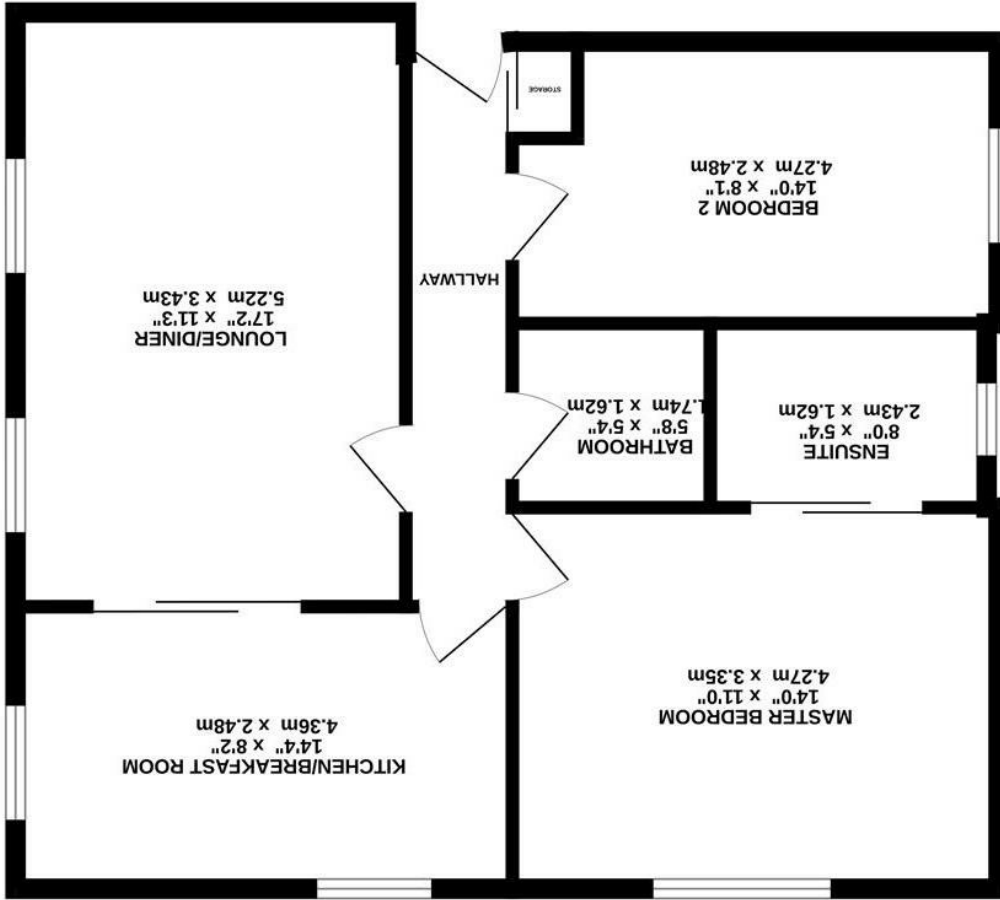


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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**Corby**  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

**Thrapston**  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



Flat 21 The Gables, Kettering, NN15 7JW  
£175,000



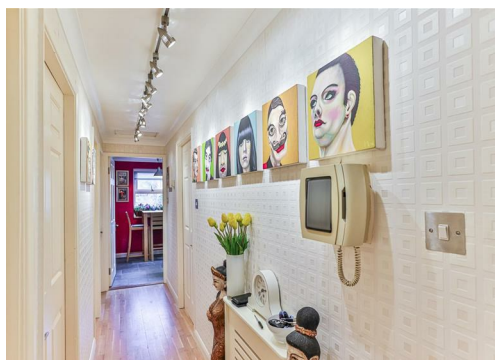


Ideally positioned on the top floor, within The Gables, Kettering, is this well presented, modern two bedroom apartment. It is perfectly nestled amongst a wealth of amenities, including ample local shops, supermarkets, green areas/parks, primary and secondary schools, and Kettering train station on the doorstep that offers direct routes to London, making it ideal for commuting. This bright apartment boasts gas central heating throughout and great sized accommodation overall, including a spacious lounge/diner, kitchen/breakfast room, two double bedrooms, an ensuite, a bathroom, built in storage cupboard with electric, a single parking space and a quiet outdoor communal area.

Upon entry, you are welcomed into the entrance hallway, where all of the accommodation can be accessed. The kitchen/breakfast room boasts underfloor heating and comprises of eye and base level units, an integrated double oven, hob, dishwasher, washing machine/tumble dryer combo, and a fridge. There is also space for a breakfast table, plus sliding doors leading to the living/dining room, giving it an open feel. The lounge/diner provides ample space for furniture and boasts lots of natural light through the two large windows. Both bedrooms are double in size, with the master bedroom benefiting from an generously sized ensuite that is accessed through twin bifold doors and comprises a bath with an overhead shower, a vanity wash hand basin, a low-level WC and a towel radiator. The bathroom also comprises a bath tub with an overhead shower, a vanity wash hand basin, a low-level WC, and a towel radiator.

COUNCIL TAX BAND - B  
EPC - TBC

AGENTS NOTES - LEASE WITH SHARED FREEHOLD, APPROX 950 YEARS LEFT ON LEASE, NO GROUND RENT, SERVICE CHARGE £1000 PER YEAR.



**Lounge/Diner**  
11'3" x 17'1" (3.43m x 5.22m)

**Kitchen/Breakfast Room**  
14'3" x 8'1" (4.36m x 2.48m)

**Master Bedroom**  
14'0" x 10'11" (4.27m x 3.35m)

**Bedroom 2**  
13'2" x 8'7" (4.03m x 2.63m)

**Bathroom**  
5'8" x 5'3" (1.74m x 1.62m)

**Ensuite**  
7'11" x 5'3" (2.43m x 1.62m)

