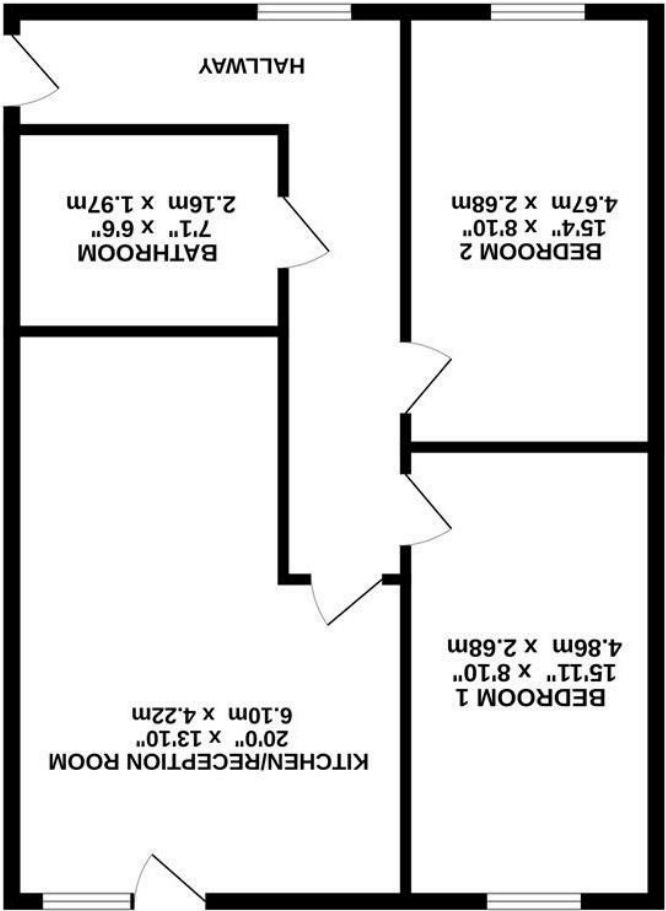


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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**Flat 40 Crescent West, Kettering, NN16 8AB**  
**£137,950**





Offered onto the market with no onward chain is this well-presented two-bedroom top-floor apartment, situated in the heart of Kettering amongst a wide range of amenities. The apartment itself offers an open-plan living room/kitchen, two double bedrooms and a three-piece bathroom. Further benefits within the apartment block include internal and external CCTV, a gated car park with remote fob access, fob access to the building, an intercom system, and a secure communal storage area for bikes.

Upon entry, you are welcomed into a hallway from which all accommodation is accessible. The open-plan kitchen/reception room provides plenty of space for furniture, along with a Juliette balcony that allows natural light to flood in. The kitchen is fitted with a range of eye and base-level units, including an integrated fridge freezer, dishwasher, oven, hob, and extractor. There is also space and plumbing for a washing machine. Both bedrooms are generously proportioned in size. The bathroom is fitted with a three-piece suite, including a bathtub with shower over, low-level WC, wash hand basin and towel radiator.

Kettering town centre is approximately a five-minute walk away and offers a wide range of amenities, including Kettering General Hospital, local shops, supermarkets, cafés, restaurants, and more. Kettering train station is also nearby, providing frequent direct services to London—ideal for commuters.

Agents Note: This property is LEASEHOLD. There are approximately 106 years remaining on the lease. The service charge is approx. £102.00 per calendar month.  
Council Tax Band: B  
EPC Rating: C



### Kitchen/Reception Room

20'0" x 13'10" (6.10 x 4.22)

### Bedroom One

15'11" x 8'9" (4.86 x 2.68)

### Bedroom Two

15'3" x 8'9" (4.67 x 2.68)

### Bathroom

7'1" x 6'5" (2.16 x 1.97)

