



Aspen House
Kettering, NN15 7HH



Simpson & Partners

Superbly presented and immaculately maintained, this two bedroom apartment is conveniently located within walking distance of Kettering mainline station and the vibrant town centre. The property boasts double glazing, a spacious 19' kitchen/dining/living room, complete with built-in appliances, offering a perfect space for entertaining and relaxing. Both bedrooms are generously sized doubles, with bedroom one benefiting from a pristine white fitted Jack'n'Jill bathroom suite. The apartment is kept comfortable year-round with efficient electric storage heaters. An added bonus is the allocated off-road parking, providing convenience and peace of mind. This stunning property is an absolute must-see, and an internal viewing is highly recommended to fully appreciate its exceptional presentation and ideal location.

Lease Details: 125 Years from 29 September 2003 Service Charge - £1270.55 Half yearly - subject to change depending on building maintenance.

Offers In Excess Of £125,000



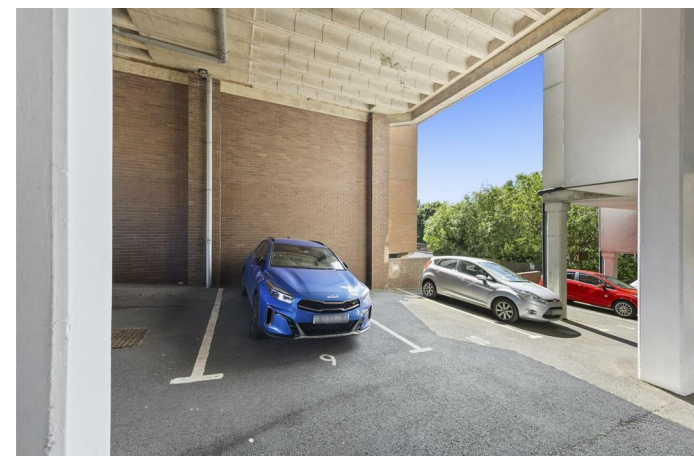
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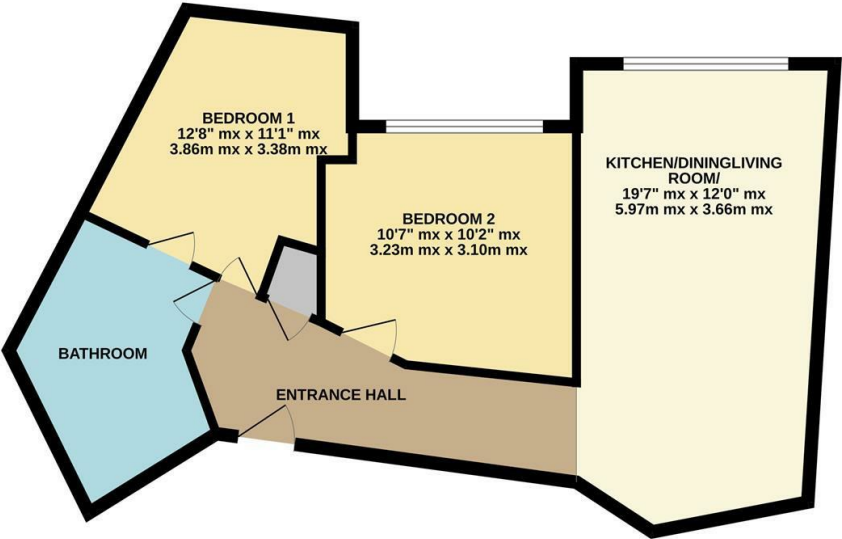


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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 619sq.ft. (57.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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