



8 Headlands, Kettering NN15 6DQ

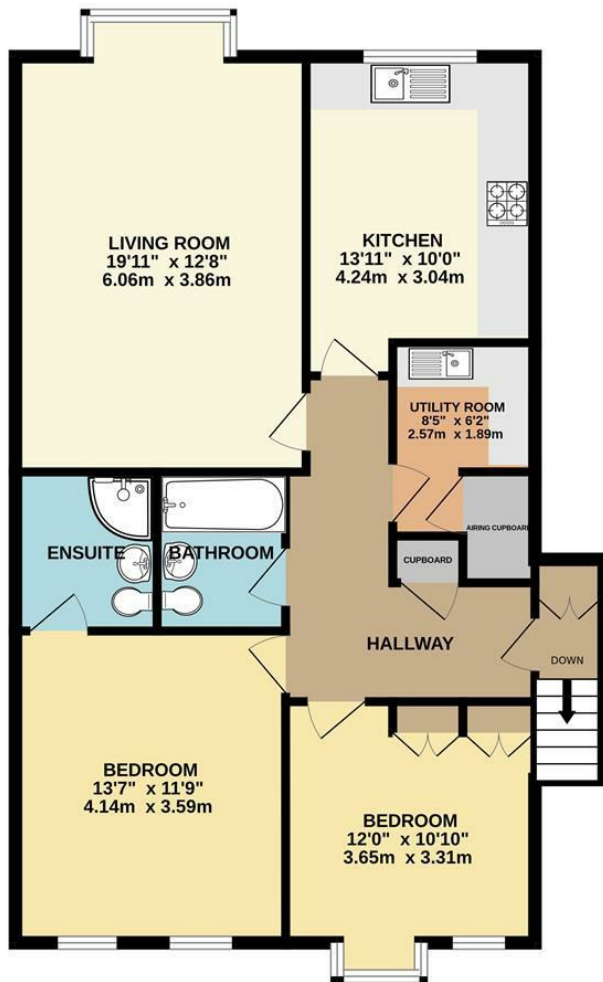
£190,000

A very rare opportunity to purchase this first floor two double bedroom apartment located in this sought after area. The property is offered for sale with no upward chain and benefits from gas central heating, double glazing, communal garden and parking. In brief the accommodation offers large hall, lounge/dining room, kitchen/breakfast room, utility room, bathroom, two double bedrooms with ensuite to the master. This apartment also benefits from having its own private access and is within easy reach of the town center and Kettering train station that has direct link with London St Pancras. The lease term is 999 years with service charge of £411.75 for 2022/23.

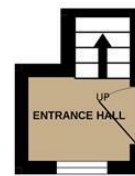
Tenure: Leasehold
Energy Rating: C
Council Tax Band: C

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1ST FLOOR
920 sq.ft. (85.4 sq.m.) approx.



GROUND FLOOR
28 sq.ft. (2.6 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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- Two Double Bedrooms
- Double Glazed
- Gas Central Heating
- No Upward Chain
- Parking
- Super Location

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	69	75
	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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