



## 6 The Gables, Station Rd, Kettering NN15 7JW

Asking Price £250,000

This apartment is really something quite special! And it is not just the apartment but also the select development that it sits within and the town centre location within minutes walk of the mainline station. There is the space to work from home while commuting by train is a breeze, London is within the hour or Leicester 25 minutes. The Heritage quarter of the town centre with cafes, pubs and shops is just a few minutes walk. This grand first floor apartment was created from a fine Victorian house and retains a wealth of character to go with the spacious rooms that have high ceilings. The generous sized living room with a magnificent large bay window, complete with ornamental woodwork, is the star feature and really needs to be seen to be fully appreciated. The accommodation has gas central heating and secondary glazing. There is an allocated parking space and communal gardens. Best of all, you own a share of the freehold along with all of the other residents within The Gables and the apartment owners appoint the managing agent and approve the service charges; there is no ground rent paid and with the lease being 999 years you won't need to think about extending it! If you are looking for something a bit special and individual then call Lucas now and let us show you around this fabulous apartment.

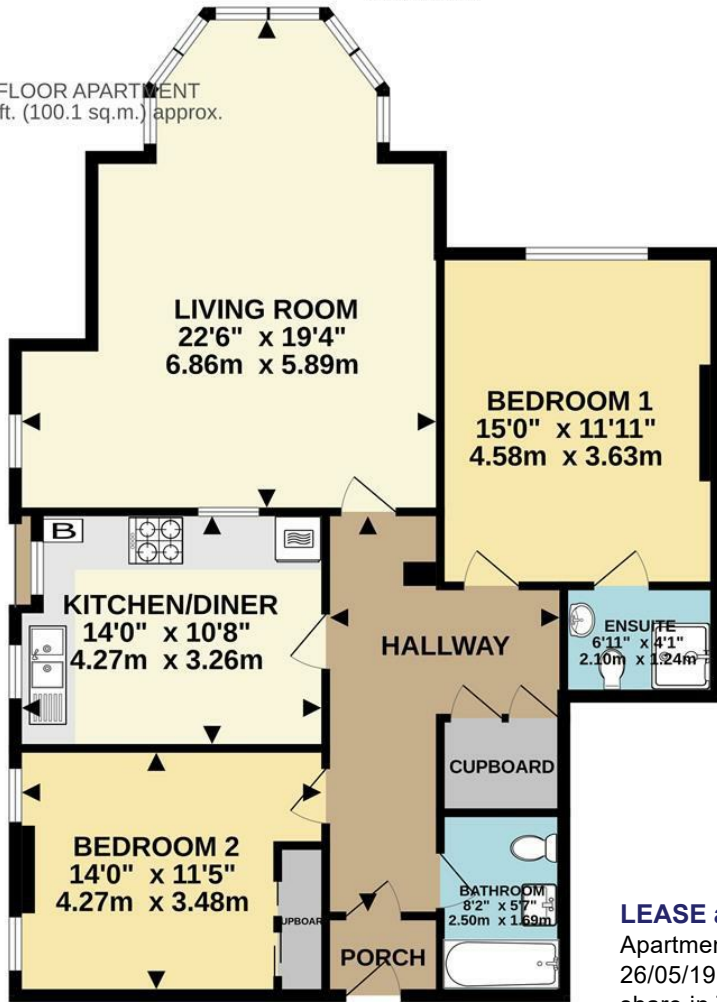
**Tenure: Leasehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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FIRST FLOOR APARTMENT  
 1078 sq.ft. (100.1 sq.m.) approx.



- Substantial and unique apartment within period building retaining classic features and enjoying high ceilings for that extra spacious feel
- 999 year lease from 1989 and share of the freehold - full details available on request
- Gas central heating, secondary glazing, bathroom and en suite shower room
- Allocated parking space, communal gardens. Short walk to town centre
- Mainline station at the bottom of the road. London St Pancras under 1 hour
- Exceptionally spacious living room with bay window large enough for a dining table! It has to be seen
- 2 double bedrooms, spacious kitchen and entrance hall, good sized storage cupboards
- No chain

**LEASE and FREEHOLD information**

Apartment 9 The Gables is held on a 999 year lease from 26/05/1989 and each apartment owner within The Gables owns a share in THE GABLES (KETTERING) RESIDENTS MANAGEMENT LIMITED (Co. Regn. No. 2280828) which owns the freehold of The Gables, Station Road, Kettering (NN15 7JW). The service charge for the period June 2024 to May 2025 is £1,000 paid in June. No ground rent is charged.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	82
(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	



2 Silver Street, Kettering,  
 Northamptonshire, NN16 0BN  
 Tel: 01536 312 600

sales@lucasestateagents.co.uk

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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