

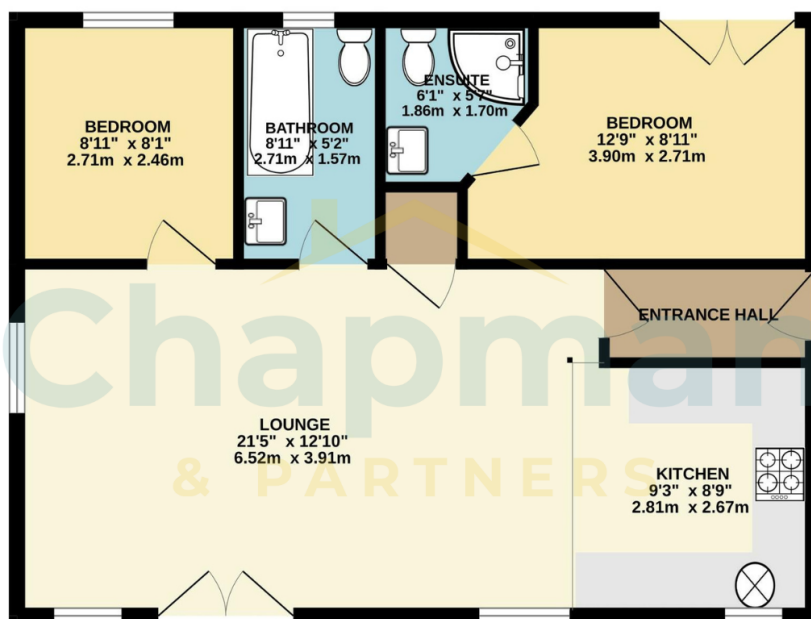
Flat 25, Charles Court, Railway View

Offers Over £150,000

2 2 1



- Two Double Bedrooms
- Secure Gated Access
- Close to Kettering General Hospital
- Town Centre Within Walking Distance
- Close to Train Station
- Allocated Parking for One Vehicle
- Spacious Open Plan Lounge/Diner
- Modern Executive Development
- Ideal First Time Buy/ Investment
- No Onward Chain



An excellent opportunity to purchase a spacious and well-maintained second-floor apartment, offering approximately 630 sq. ft. of accommodation. The property features a light and airy open-plan living area, a modern fitted kitchen, two double bedrooms, and a well-appointed bathroom. Located within easy reach of Kettering town centre, the railway station, and Kettering General Hospital, this apartment also benefits from secure off-road parking, accessed via electric gates. Offered to the market with no onward chain, this property is ideal for first-time buyers or investors.

Key Measurements:

Open-Plan Kitchen & Living Room – 8.90m x 3.95m (Max)

A spacious and light-filled area featuring two double-glazed windows and a radiator.

Kitchen

Fitted with a range of wall and base units, offering ample storage and workspace. The kitchen includes an integrated oven with a four-ring gas hob, a chrome sink with drainer, and space for freestanding appliances. A window to the front aspect provides natural light, and the combi boiler is also housed here.

Bathroom

Features a frosted double-glazed window to the rear aspect, a bath with a mains-powered shower and tiled surround, a pedestal wash basin with splashback, a low-level W/C, and a radiator.

Bedroom 1 – 4.40m x 3.85m

A well-proportioned double bedroom featuring Juliette doors to the rear aspect and a radiator.

Ensuite Shower Room

Fitted with a corner shower unit with an electric shower and tiled surround, a pedestal wash basin with splashback, a low-level W/C, and a radiator.

Bedroom 2 – 2.75m x 2.25m

Includes a double-glazed window to the rear aspect and a radiator.

Outside

The property benefits from an allocated parking space within a secure, gated communal entrance.

Additional Information:

Council Tax Band: B (North Northants Council)

Services: Mains gas, water, and electricity

Leasehold Details: The property is leasehold, with approximately 117 years remaining on a 125-year lease (originally granted in 2017). Ground Rent: £500 per year, payable to Freehold

Managers PLC

Service Charge: Approximately £1,700 per year, split into two payments of around £850, payable every six months to Specialist Property Asset Management Limited

Agent's Note:

Money Laundering Regulations: Prospective buyers will be required to provide identification documentation at a later stage to comply with legal requirements.

Disclaimer: These particulars do not constitute representations of fact or form part of any contract. Buyers should independently verify all information provided.