

# BELVOIR!

ASPEN HOUSE, 14 STATION ROAD, KETTERING, NN15 7HH

£140,000 LEASEHOLD

COUNCIL TAX B







Offered to market with NO ONWARD CHAIN is this spacious two double bedroom second floor apartment.

The open plan living is both bright & airy with ample room space for both living & dining space. The kitchen is compact but perfectly formed with integrated hob, oven & washing machine.

Both bedrooms are double in size with electric heating & large double-glazed windows. A Jack & Jill style bathroom services the two bedrooms. The property is accessed via communal entrance with both stairs & elevator providing access to all floors.

Allocated parking is located to the rear of the building with one visitor space to the front.

EPC Rating C.

**COMMUNAL ENTRANCE** Letter box, stairs to all floors, elevator to all floors.

**ENTRANCE HALL** Door opening onto communal entrance, carpet to flooring, electric heating, storage cupboard.

**OPEN PLAN LIVING** 19' 7" x 13' 1" (5.99m x 3.99m) Living Area - Double glazed windows to front, TV point, Internet point, carpet to flooring, electric heating.

Kitchen - Wall and base units, granite effect work surfaces over, electric four ring hob, electric oven, cooker hood over, space for fridge/freezer, integrated washing machine, stainless steel sink with drainer, vinyl to flooring.



**BEDROOM ONE** 13' 11" x 9' 4" (4.26m x 2.85m) Double glazed windows to front, carpet to flooring, electric heating.

**BEDROOM TWO** 13' 11" x 8' 6" (4.26m x 2.61m) Double glazed windows to front, carpet to flooring, electric heating.

**JACK AND JILL BATHROOM** 9' 10" x 5' 11" (3m x 1.82m) Panelled bath, mains shower over, pedestal wash hand basin, low level WC, extractor fan, wall mounted fan heater, part tiled walls, vinyl flooring, airing cupboard.

#### AGENTS NOTES

Lease - 125 years from 29 September 2003 (105 years left)

Ground Rent £150 pa

Service /Maintenance Charge £2448.18 pa (paid 6 monthly)

- reviewed 6 months

Water included in service charge

Valid EICR in place





## Second Floor Apartment



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Plan produced using PlanUp.

