



**Connells**

Charles Court Railway View  
Kettering



### Property Description

This beautifully presented one-bedroom apartment offers contemporary living in a prime location, just a short walk from Kettering Town Centre and Kettering General Hospital. The property features a bright and spacious open-plan living area with a modern fitted kitchen, a comfortable double bedroom, and a stylish bathroom.

Located within a private residential development, the apartment benefits from an allocated parking space in a secure car park. Offered chain free, this property is ideal for first-time buyers looking to step onto the property ladder with ease.

For investors, it presents a fantastic opportunity with a potential rental yield of approximately 6%, making it a smart and attractive addition to any portfolio.



## Entrance Hall

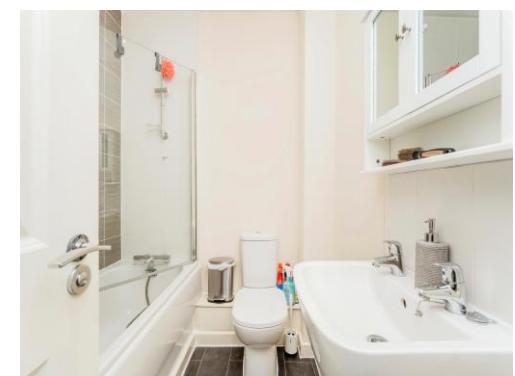
## Lounge / Kitchen

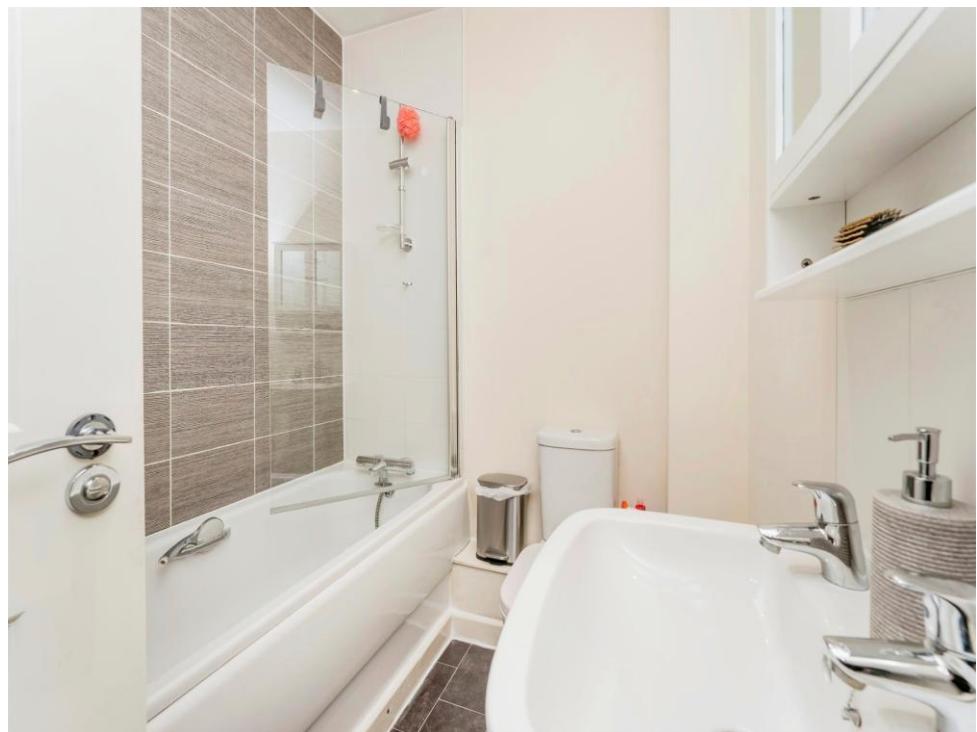
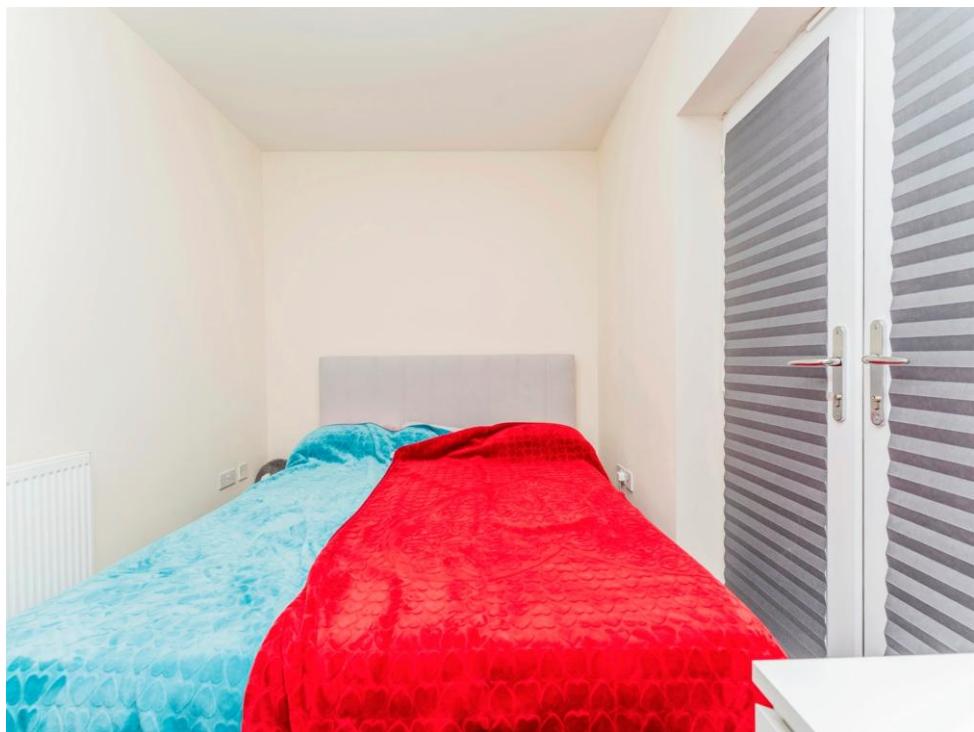
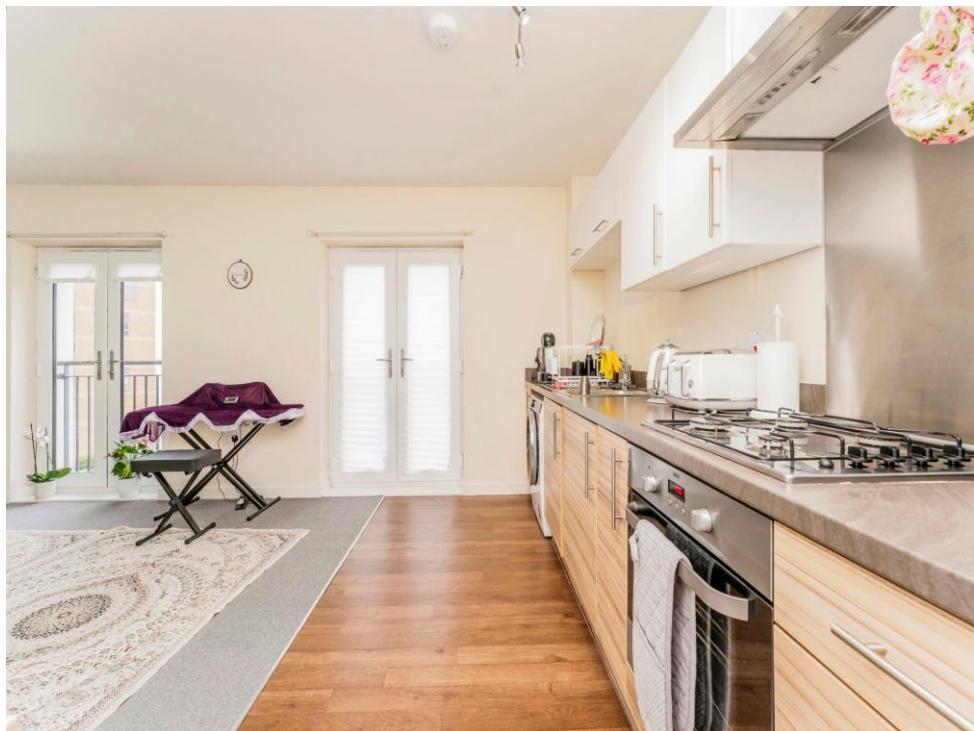
27' 6" x 13' 9" ( 8.38m x 4.19m )

## Bedroom

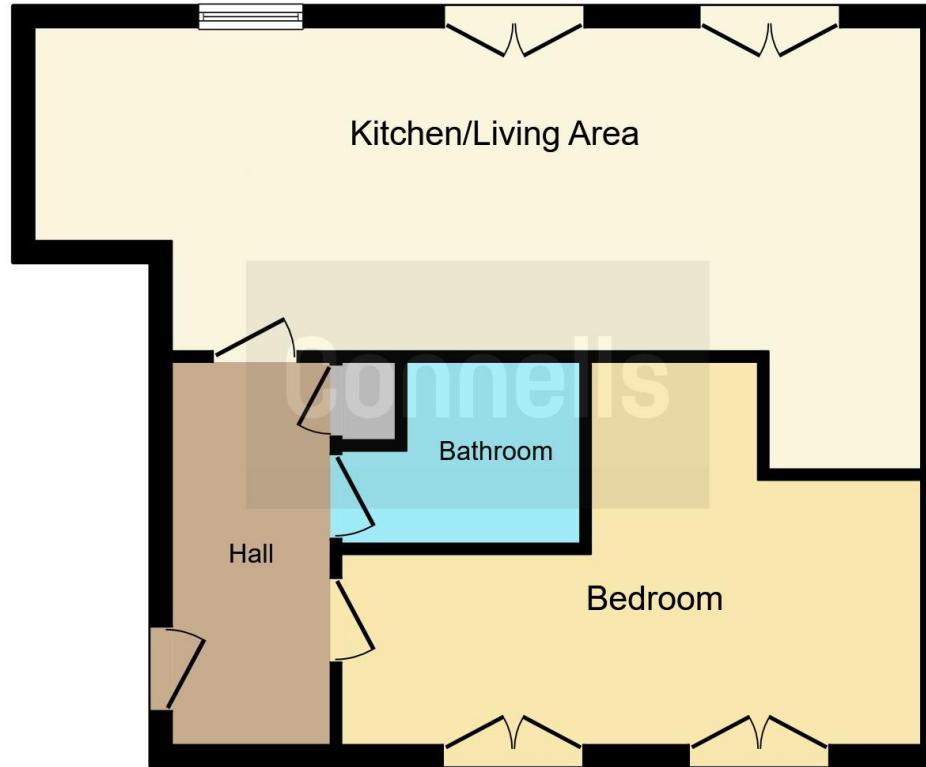
18' max x 8' 3" max ( 5.49m max x 2.51m max )

## Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1420.00

Ground Rent:  
400.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/KTT308573) [connells.co.uk/Property/KTT308573](http://connells.co.uk/Property/KTT308573)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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