



Grafton Street, Kettering **Leasehold** £135,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

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- Ground Floor Apartment
- One Bedroom
- Secure Gated Off Road Parking
- Open Plan Living
- Close To Town Centre Amenities

This recently built and immaculately presented ground floor apartment represents a fantastic alternative to a bungalow or an ideal first time buy and has electronic gated parking. Viewing advised.



Access via communal hall.

Door into;

**OPEN PLAN LIVING / KITCHEN** 15'1 max x 20'8  
(4.59m x 6.29m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Wall mounted boiler. Plumbing and space for washing machine. Windows to front aspect.

**INNER HALL**

Doors to bedroom and bathroom. Storage cupboard.

**BEDROOM** 10'5 x 12'6 (3.17m x 3.81m)  
Window to rear aspect.

**BATHROOM**

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to rear aspect.

**OUTSIDE / PARKING**

Access via electric gates to parking space.



GROUND FLOOR



AGENTS NOTE

Length of lease - 999 years from 17 June 2022  
Annual Ground Rent - These details are being compiled  
Annual Service Charge - These details are being compiled

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL205580 - 0001

