



Duke Street, Burton Latimer **Leasehold** £125,000

**Pattison  
Lane**

# Key Features



Ask Agent Years remaining as of Ask Agent

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Separate Access
- Refurbished Apartment
- Double Bedroom
- Kitchen
- Shower Room

A refurbished one bedroom apartment with separate access and stairs rising to the accommodation with double bedroom, kitchen and shower room. A lease to be granted if separate sale agreed. Viewing advised.



Entered via separate front door. Stairs rising to:

Landing

Window to side aspect. Storage.

Living Room 17' 8 x 16' 3 max narrowing to 8'4  
(5.39m x 4.95m narrowing to 2.54m)

Four windows to front aspect. Two wall mounted radiators.

Kitchen 9' 4 plus recess x 7' plus units (2.85m x 2.13m)

Window to rear aspect. A range of units to base and wall with contrasting work surfaces. Electric oven and ceramic style hob with chimney cooker hood over. Integrated fridge/freezer. Single drainer sink unit.

Bedroom 13' 5 x 9' (4.08m x 2.74m)

High level window. Wall mounted radiator.

Shower Room 8' 4 x 4' 9 (2.55m x 1.44m)

Shower enclosure, pedestal wash hand basin and low-level WC.



GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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.  
Made with Metropix 5/2024

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

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 SCAN ME



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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: KPL205667 - 0001

