



Knoll Court, Reservoir Road, Kettering **Leasehold** £135,000

**Pattison
Lane**

Key Features

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- Ground Floor Flat
- Two Bedrooms
- Upgraded Energy Efficient WiFi Controlled Electric Heating
- Allocated Parking
- Long Lease

Welcome to this immaculately presented two-bedroom ground floor apartment, perfectly positioned in a desirable North Kettering neighbourhood. This superb property is an excellent choice for first-time buyers or anyone seeking to downsize, offering comfortable and contemporary living.

Inside, you'll find a spacious open-plan living room and kitchen, creating a vibrant hub for daily life. The apartment features two well-proportioned bedrooms, including a double bedroom complete with convenient built-in wardrobes. A stylish bathroom completes the internal layout.



External benefits include allocated parking and a secure entry system for added security. The property also benefits from upgraded, energy-efficient Wi-Fi controlled electric heating and a long lease, ensuring a comfortable and worry-free lifestyle.

Early viewings are strongly advised to truly appreciate what this home has to offer.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 15'3 x 9'9 (4.68m x 2.97m)

KITCHEN 6'5 x 9'9 (1.95m x 2.97m)

BEDROOM ONE 8'5 x 12'7 (2.56m x 3.83m)

BEDROOM TWO 9'4 x 6'7 (2.84m x 2m)

BATHROOM 6'5 x 8'5 (1.95m x 2.56m)

OUTSIDE

Allocated parking



GROUND FLOOR



AGENTS NOTE:

Length of lease - 999 years from 24 January 2005

Annual Ground Rent - £150.00

Annual Service Charge - £1072.26

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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