



Clarendon House, Station Road, Kettering **Leasehold** £145,000

**Pattison
Lane**

Key Features

 1  1  B  A

- Penthouse Apartment
- Shared Access to Balcony
- Close to Station
- Lift in Block
- Allocated Parking

Discover unparalleled convenience and modern living in this beautifully presented, spacious one-bedroom penthouse apartment, ideally situated just a few hundred yards from Kettering's mainline train station.

Enjoy swift, direct access to London St. Pancras, making this an ideal haven for commuters or those seeking easy city links. This exquisite home benefits from exclusive shared access to a stunning penthouse floor balcony, offering a perfect spot to unwind. Further enhancing its appeal are allocated parking and the ease of a lift to the third floor. An early viewing is highly recommended to fully appreciate this exceptional property.



The accommodation comprises:

ENTRANCE HALL

OPEN PLAN KITCHEN / LIVING ROOM 13'9 x 20'9 (4.19m x 6.32m)

BEDROOM 10'10 x 13'2 max plus recess (3.30m x 4.01m)

BATHROOM 6'4 x 7'4 (1.93m x 2.23m)

OUTSIDE

Allocated parking.

AGENTS NOTE

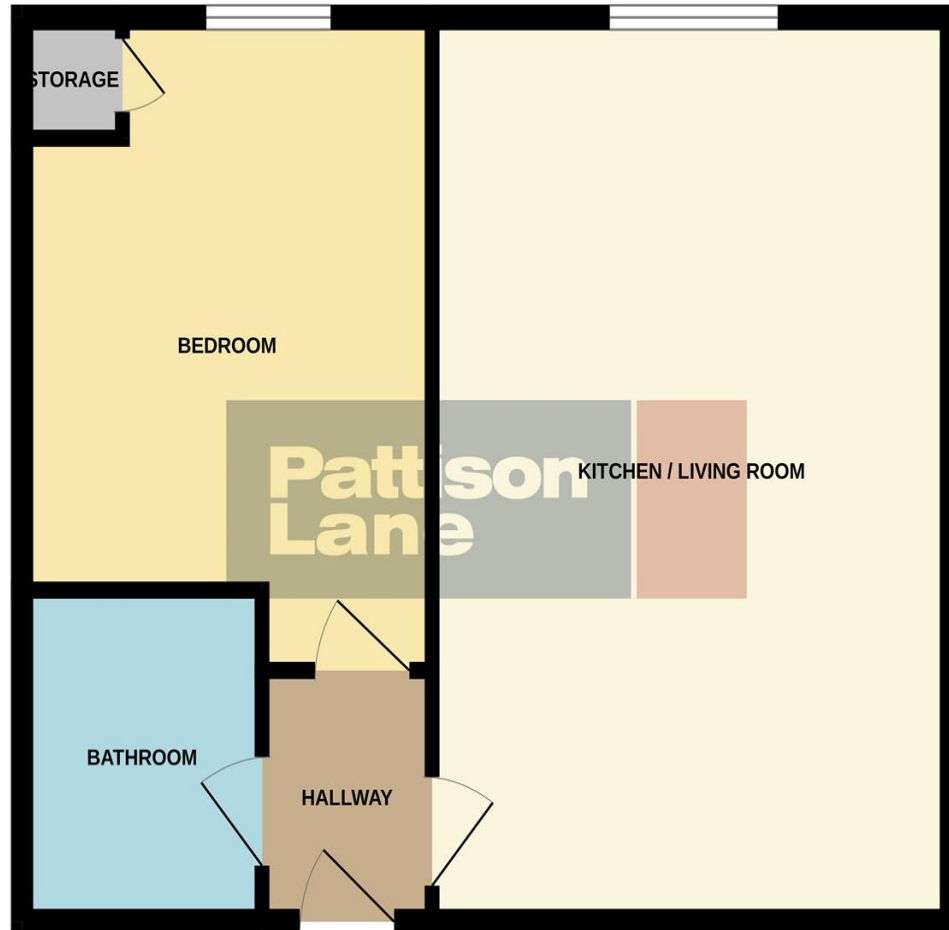
Length of lease - 130 years commencing on and including 1 November 2018.

Annual Ground Rent - £143.00

Annual Service Charge and buildings insurance - £1080.00



GROUND FLOOR



To view this property call Pattison Lane on:
01536 524425

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.
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Selling your property?

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

 01536 524425

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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