

## **Key Features**



- Two Bedroom Apartment
- Second Floor
- Close to Town Centre Amenities
- NO ONWARD CHAIN
- Ideal Rental Investment
- Main Line Rail Links
- With Share of the Freehold

Situated close to Kettering town centre this twobedroom second floor apartment is offered to the market with no onward chain and in our opinion represents a fantastic rental investment or first time purchase.







The accommodation comprises:

**ENTRANCE HALL** 

LOUNGE / DINING ROOM 8'1 x 13'7 (2.46m x 4.14m)

KITCHEN 7'9 x 4'10 (2.36m x 1.47m)

BEDROOM 10'6 x 8'7 (3.20m x 2.61m)

BEDROOM 9'5 plus recess x 8'7 (2.87m x 2.61m)

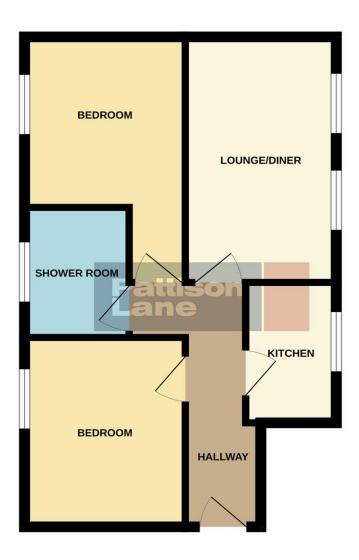
SHOWER ROOM 5'7 x 7'3 (1.70m x 2.20m)

## **AGENTS NOTE:**

Length of Lease - 999 years from and including 1 January 2006 Annual Building Insurance - £215.24







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
- www.pattisonlane.co.uk









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.

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: KPL206290 - 0002



