



Woodcroft Way, Kettering **Leasehold** £150,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Two Bedroom Apartment
- Substantial Garage
- NO ONWARD CHAIN
- Spacious Accommodation
- Close to Local Amenities

Exceptional Utility and Convenience: Modern Two-Bedroom Apartment with a Substantial Garage - An immediate opportunity awaits with this substantial, modern two-bedroom apartment, offered to the market with the sought-after benefit of no onward chain.

Designed for practical, contemporary living, the apartment features a spacious, open-plan living area, perfectly illuminated and complemented by a modern Juliet balcony. Internally, you'll find clever use of space, including a wealth of integrated storage and a convenient Jack and Jill bathroom which cleverly serves as a private en-suite to the principle bedroom.



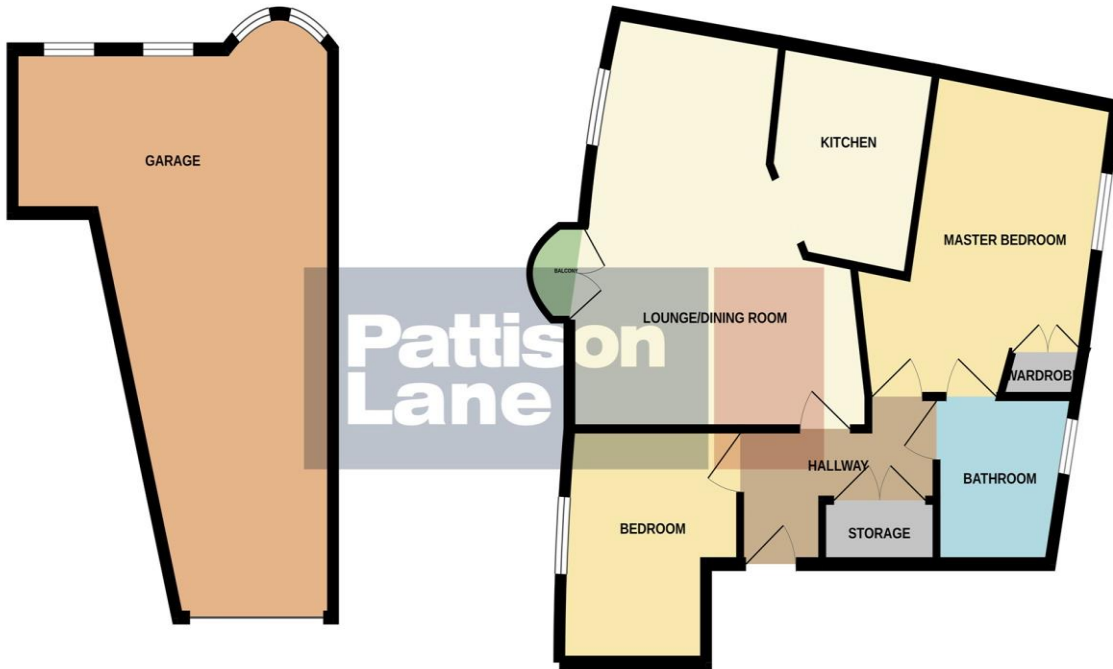
The standout feature is the significantly oversized private garage. This is a rare and highly valuable asset, providing secure parking for one vehicle plus ample space for an extensive workshop, tool storage, or sports equipment. It is an ideal solution for a tradesperson or anyone in need of secure, dry storage and parking.

Enjoy the ultimate in everyday convenience with a highly accessible location placing local shops, transport links, and town centre amenities right on your doorstep. Early viewing is highly recommended to appreciate the exceptional utility this apartment offers.



BASEMENT

GROUND FLOOR



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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The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM (Irregular shaped room)

KITCHEN 8'10 max x 7'10 max (2.69m x 2.38m)

BEDROOM ONE 9'6 x 10'4 plus recess (2.89m x 3.14m)

BEDROOM TWO 9'11 x 8'11 max (3.02m x 2.71m)

BATHROOM

OUTSIDE

GARAGE

AGENTS NOTE:

Length of Lease - 155 years from 1 January 2005

Monthly Service Charge - £135.00

Annual Ground Rent - £150.00

To view this property call Pattison Lane on:
01536 524425

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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



 SCAN ME



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