



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

**Knoll Court, Reservoir Road, Kettering**  
"Investment Opportunity"

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## "Investment Opportunity"

Rarely will you find such an affordable property within this sought-after location! This stylish, purpose-built apartment block benefits from easy access to the town centre, electric heating, UPVC double glazing, allocated parking and a security entry system. The well-proportioned accommodation of this first floor apartment includes entrance hall, living/dining room opening through to a well fitted kitchen with stainless steel oven, two bedrooms, the master is a generous double bedroom with a built in wardrobe, and a principal bathroom. Don't miss out - call Henderson Connellan today!

**Living/Dining Room** - 4.67m x 2.84m (15'4" x 9'4")

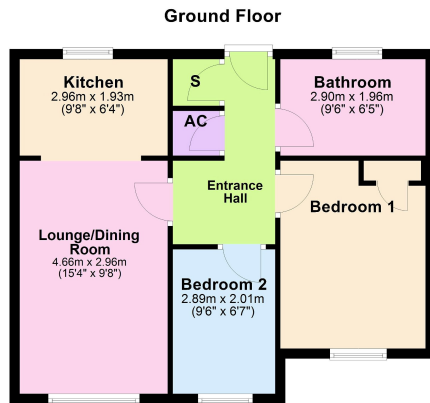
**Kitchen** - 2.95m x 1.93m (9'8" x 6'4")

**Bedroom 1** - 3.76m x 2.57m (12'4" x 8'5")

**Bedroom 2** - 2.9m x 2.01m (9'6" x 6'7")

**Bathroom** - 2.54m x 1.96m (8'4" x 6'5")





- Ground Floor Apartment
- Communal Gardens
- Close to Town Centre
- EPC Rating: D
- Ground Rent- £150
- Two Bedrooms
- Parking
- Secure communal entrance
- Service charge £1,186 pa
- COUNCIL TAX: A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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