



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Linden House, St Mary's Road NN15

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"Lateral Living"

With accommodation all on one level - this fabulous ground floor apartment is the ideal bungalow alternative. The town centre, bus routes and mainline railway reaching the capital in under an hour are all within easy reach. Set well back from the road, with communal garden and also the rarity of a garage, the apartment enjoys a stylish interior benefiting from UPVC double glazing and gas central heating to include a good sized entrance hall, a well equipped kitchen, a light and airy living room with dual aspect, two double bedrooms both with fitted storage, and a sumptuous and recently upgraded shower room. Level living in an ultra convenient setting- offered to the market with NO CHAIN.

Living Room - 4.32m x 3.3m (14'2" x 10'10")

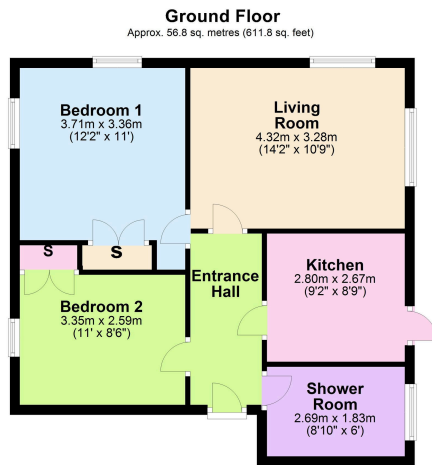
Kitchen - 2.79m x 2.67m (9'2" x 8'9")

Bedroom One - 3.71m x 3.35m (12'2" x 11'0")

Bedroom Two - 3.35m x 2.59m (11'0" x 8'6")

Shower Room - 2.69m x 1.83m (8'10" x 6'0")





Total area: approx. 56.8 sq. metres (611.8 sq. feet)

- Ground Floor Maisonette
- Outside Area and Communal Garden
- Two Bedrooms
- Parking and Garage
- EPC RATING:
- COUNCIL TAX: A
- Leasehold - 950 years approx tbc unexpired
- Service Charge - £1092.00pa
Ground Rent - £91.00pa



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.

15-16 Market Place, Kettering,
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