



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Knoll Court, Reservoir Road, Kettering NN16

"Living the High Life"

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## **"Living the High Life"**

This fabulous, top floor apartment is conveniently located within easy reach of Rockingham Pleasure park, town centre and General Hospital. The stylish interior benefits from electric heating, UPVC double glazing, allocated parking and a security entry system to include an entrance hall, living/dining room opening through to a kitchen with integrated oven, electric hob, extractor, dishwasher, washing machine and space for a fridge/freezer. There are two good sized bedrooms, the main bedroom is a generous double bedroom with a built-in wardrobe, and a principal bathroom. Outside there is an attractive communal fore garden and allocated parking to the back. With distant views, this is a fabulous apartment!

**Living/ Dining Room** - 4.62m x 2.97m (15'2" x 9'9")

**Kitchen** - 2.95m x 1.96m (9'8" x 6'5")

**Bedroom One** - 3.86m x 2.51m (12'8" x 8'3")

**Bedroom Two** - 2.84m x 2.06m (9'4" x 6'9")

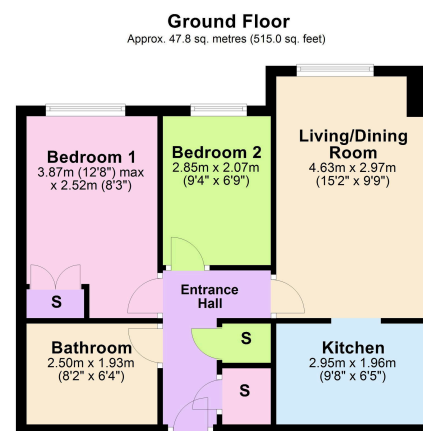
**Bathroom** - 2.49m x 1.93m (8'2" x 6'4")







- NO CHAIN
- Two bedroom second floor apartment
- Security entry system, cameras and intercom system
- Service charge £136.84 pcm
- COUNCIL TAX: A
- Allocated parking space
- Electric heating
- Open plan kitchen to living/dining room
- Leasehold 999 years from 24 January 2005
- EPC RATING: PENDING



Total area: approx. 47.8 sq. metres (515.0 sq. feet)



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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