



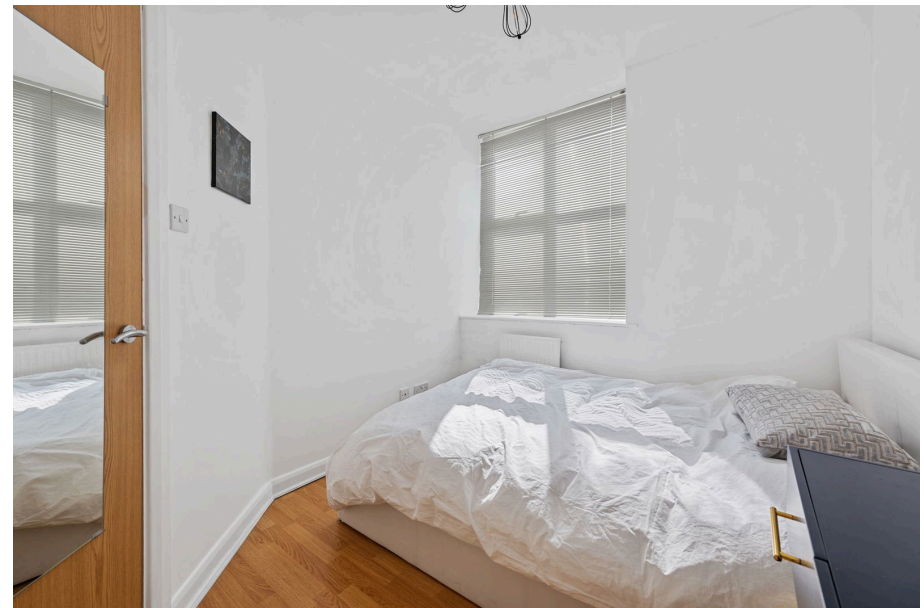
**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Avon Works, Avondale Road Kettering NN16

"Lateral Living"

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### "Lateral Living"

This two-bedroom first floor apartment is located on this popular road just a short walk from the town centre, the mainline railway station and a wealth of amenities. The light filled interior benefits from gas central heating ,UPVC double glazed windows and security entry phone system to include an entrance hallway, designer kitchen/living/dining room integrated oven and hob with ample space for a dining table and living furniture. There is a family bathroom and two double bedrooms, one benefitting from built in storage. Outside there is private parking via electric gates and attractive communal gardens for outdoor living. Easy, convenient living.

- Gas central heating
- UPVC double glazed windows
- Spacious accommodation throughout
- Entrance Hallway - has laminate flooring and doors leading too;
- Kitchen/Dining/Living Room - a light filled spacious room with a range of base and eye level cupboards, one bowl stainless steel sink set within rolled laminate worksurfaces, four ring gas hob, single oven and space for a washing machine and fridge freezer (available by separate negotiation). There is ample space for a dining table and living space too
- Principal Bathroom - comprises of low level WC, pedestal wash hand basin with monobloc tap, panel enclosed bath with shower attachment over, towel rail and ceramic tiled splash backs
- There are two double bedrooms, the principal with built in wardrobes and flooded with natural light

Outside there are electric gates to enter, an allocated parking space and a communal courtyard outdoor area . The lease is 995 years, the management fee and ground rent is £100 per calendar month.

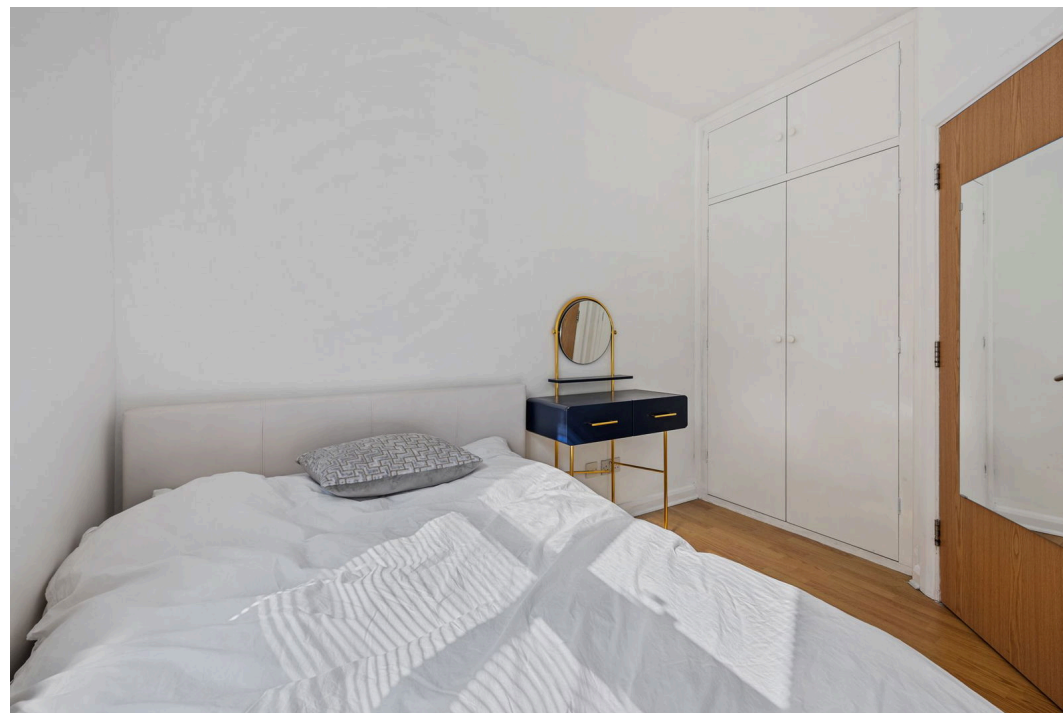
**Living Room** - 5.82m x 4.93m (19'1" x 16'2")

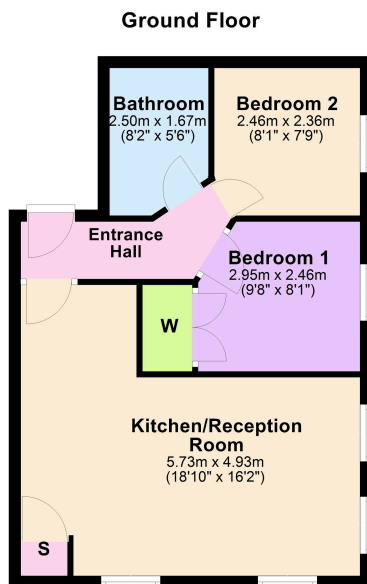
**Bedroom One** - 2.95m x 2.46m (9'8" x 8'1")

**Bedroom Two** - 2.46m x 2.36m (8'1" x 7'9")

**Bathroom** - 2.49m x 1.68m (8'2" x 5'6")

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- Service charge including Ground rent - £100pcm
- Two double bedrooms
- Communal courtyard
- First floor two bedroom spacious apartment
- COUNCIL TAX: B
- Tall ceilings
- Electric gated
- Off road parking
- EPC RATING: C



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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