

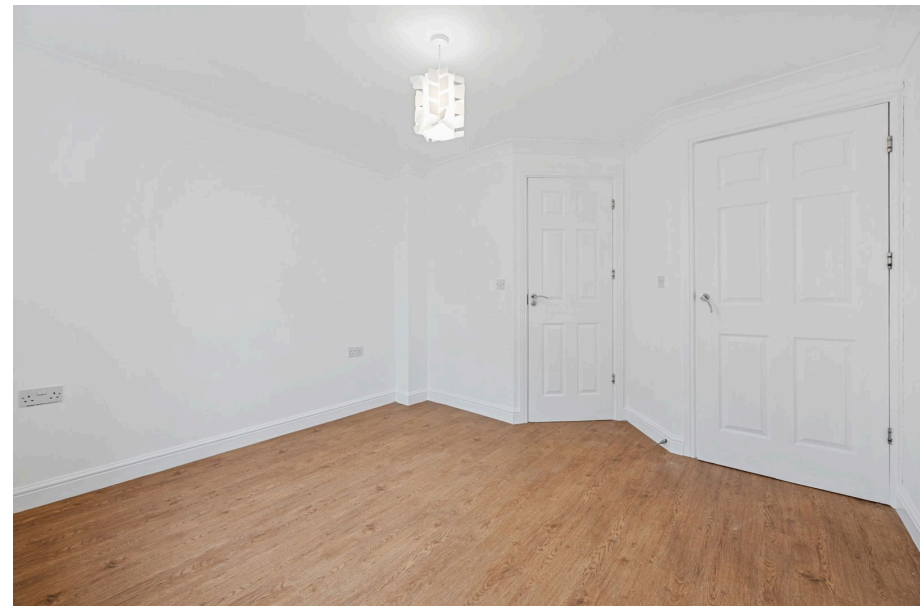


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Poppyfields Kettering, NN16

"Lateral Living In An Ultra Convenient Setting"

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"Lateral Living In An Ultra Convenient Setting"

The newly refurbished ground floor apartment enjoys an ultra convenient position literally a moments walk from Kettering General Hospital, the mainline railway and the heart of the town center also with easy reach. The stylish interior benefits from UPVC double glazing, electric heating and security entry system. The entrance hall has wood effect specialist flooring which flows throughout, the contemporary kitchen opens to the dining/living area with Juliet balcony and French door, the stunning shower room has been refitted and the two bedrooms are good sizes, the main bedroom with walk in dressing room. Outside there is an allocated parking space and attractive communal gardens.

Living/Dining/Kitchen - 5.94m x 3.89m (19'6" x 12'9")

Bedroom Two - 2.97m x 2.57m (9'9" x 8'5")

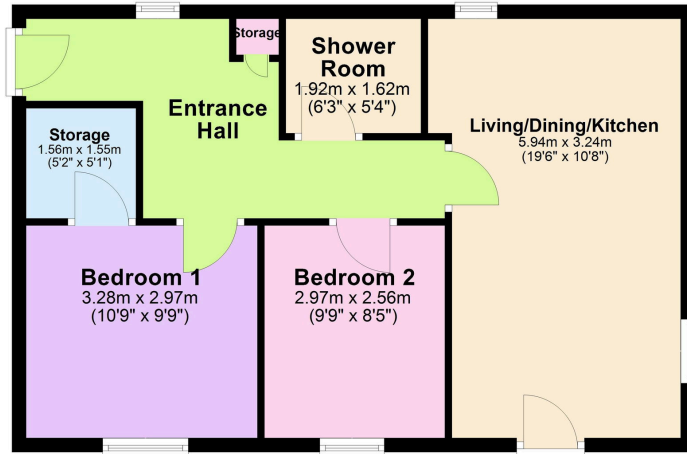
Bedroom One - 3.28m x 2.97m (10'9" x 9'9")

Shower Room - 1.91m x 1.63m (6'3" x 5'4")



Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)

- Ground Floor Flat
- Two Bedrooms
- Open plan Kitchen/Living Room
- Modern Shower Room
- Re-fitted Kitchen
- Allocated Parking
- Annual service charge of £1275 GR- TBC
- Lease of 125 years as of 2006
- EPC RATING: C
- 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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