



40 Crescent West
Kettering, NN16 8AB



Simpson & Partners

This stunning two bedroom third floor apartment is conveniently located within walking distance of both Kettering General Hospital and the town centre, making it ideal for those seeking easy access to amenities and healthcare facilities. The property comes complete with secure off road parking for added peace of mind.

The apartment has been thoughtfully designed and benefits from modern double glazing throughout, ensuring excellent insulation and noise reduction, while gas radiator heating provides efficient warmth and comfort during the colder months. Access to the building is maintained through a secure intercom system, offering an additional layer of safety and security for residents.

Upon entry, you are welcomed into an entrance hall that leads to the heart of the home: a superb 20' kitchen/dining/living room that creates a wonderful open-plan space perfect for both entertaining guests and everyday living. The kitchen area features an impressive range of built-in and integrated appliances, providing a sleek, contemporary finish that maximizes both style and functionality.

The accommodation comprises two good-sized bedrooms, each offering comfortable proportions and ample space for furniture and storage. The apartment is complemented by a pristine white three-piece bathroom suite that maintains the property's modern and clean aesthetic throughout.

An internal viewing is highly recommended to truly appreciate all that this superb apartment has to offer, from its practical layout to its desirable location and quality fixtures and fittings.

Lease Details: 125 years from 7 June 2007 With 106 Years Remaining - Lease End Date 07/06/2132

Service Charge is approx. £102.00 per calendar month.

Council Tax Band: B

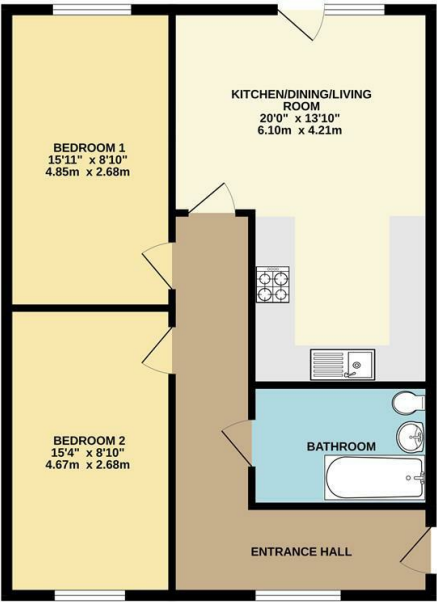
EPC Rating: C

Offers In Excess Of £135,000

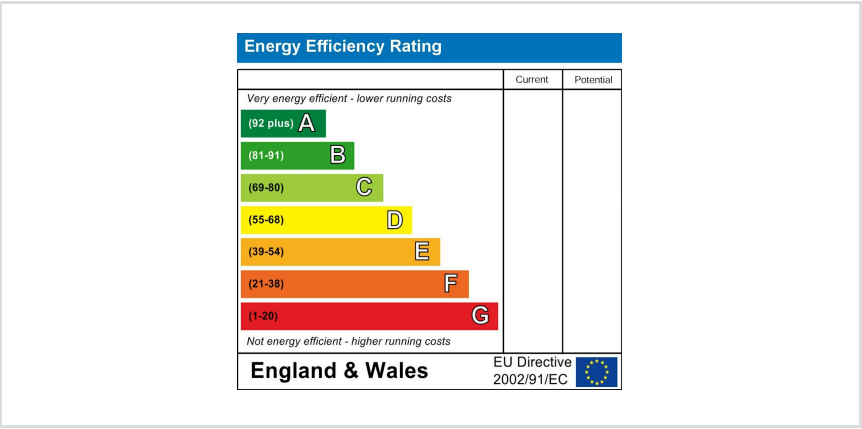


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GROUND FLOOR



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