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Cobden Street, Kettering

25% Shared Ownership Offers Over £35,000 Leasehold

BELVOIR!

Council Tax B. EPC Rating D.



Open plan Two Bedroom Top Floor Apartment - Orient House, Cobden Street, Kettering. SHARED OWNERSHIP.

Located in the heart of Kettering Town Centre, this well-presented two bedroom top floor apartment offers modern living with the added convenience of lift access. Set within the desirable Orient House on Cobden Street, the property is ideally positioned for easy access to local shops, restaurants, and transport links.

Upon entering, you are welcomed by a spacious entrance hall leading through to a bright and airy open-plan living area. The living room flows seamlessly into the modern fitted kitchen, creating a sociable and versatile space perfect for both relaxing and entertaining.

The apartment comprises two bedrooms, with the main bedroom being a bright double and the second room a well-sized single, ideal as a guest room, nursery or home office. The bathroom is fitted with a white suite and features a shower over the bath, with a clean and contemporary finish.

This property is perfect for first time buyers looking for a low maintenance home in a central and well connected location.



Entrance Hall

Wooden door to the front, storage heater, carpet flooring, intercom, alarm tester and shelf which is built in. Internal doors to rooms.

Kitchen/Living

2.93m x 2.05m (9'7" x 6'8")

Double glazed window to the rear. Fitted kitchen with wall and base units, sink and drainer, work surfaces, half tiled, electric oven and hob with cooker hood. Plumbing for washing machine, fridge freezer space, storage heater, vinyl flooring with spot lights.



Living/Kitchen

5.9m x 3.26m (19'5" x 10'8")

Fire place, storage heater, telephone port, television port, carpet flooring. Sloped ceilings, recess area, door to the boiler cupboard.

Bedroom One

3.34m x 3.27m (11'0" x 10'8")

Double glazed window to the rear, storage heater, telephone port and tv port. High sloped ceilings, carpet flooring.

Bedroom Two

3.18m x 1.89m (10'5" x 6'2")

Double glazed window to the rear, storage heater, television port, high sloped ceilings, recess, shelf built onto the wall, loft hatch is an access point only.

Bathroom

Bath with mixer taps, shower over the bath, shower screen, wash hand basin, vanity mirror, extractor fan, shaver point, low level WC, towel rack, part tiled, vinyl flooring, hand towel rail, spotlights, shelves built in.

Agents Notes

Lease 99 years from 1 July 2008

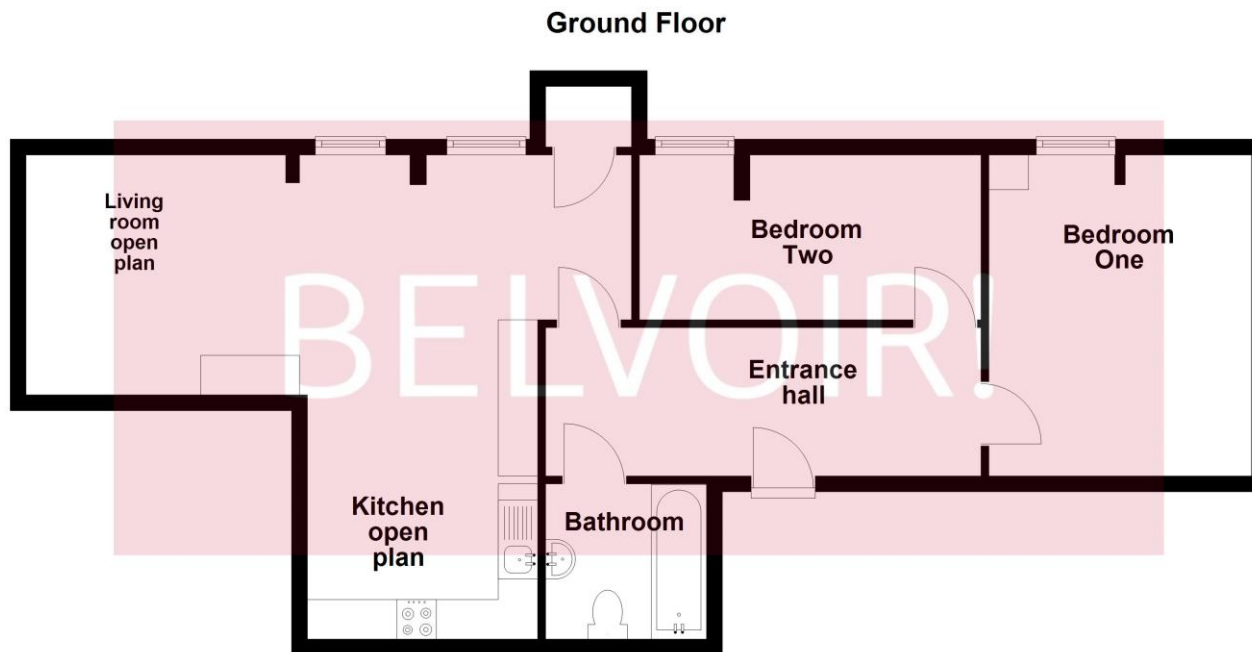
This is a shared ownership property with East Midlands Homes and is a 25% share.

Water and Building Insurance included in the Service Charge & Ground Rent which is £177.24 pcm (£2126.88 pa)

The 75% rental part is included in the ground rent which is currently £259.99 pcm (£3119.88 pa)

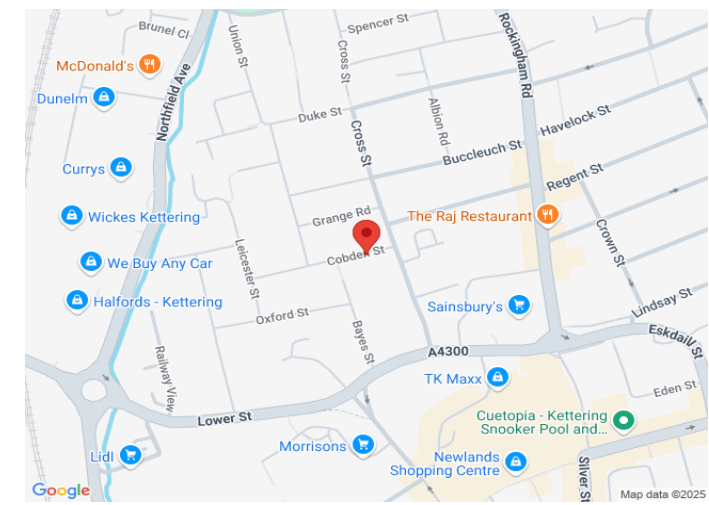
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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