

Connells

Princes Court Princes Street Kettering

Princes Court Princes Street
Kettering NN16 8RW

for sale
£115,000







Property Description

A well-presented upper floor flat offering an excellent opportunity for first-time buyers and investors alike, complete with the added benefit of a garage.

Upon entering the property, a central hallway provides access to most of the accommodation, creating a practical and well-balanced layout. The living room is a bright and comfortable space, ideal for relaxing or entertaining, with ample room for both seating and dining furniture, and offers direct access through to the kitchen.

The kitchen is positioned just off the lounge and provides a functional layout with space for essential appliances and storage, making it both practical and efficient for everyday use.

The flat boasts two well-proportioned bedrooms. The main bedroom provides a generous space for bedroom furnishings, while the second bedroom offers flexibility to be used as a guest room, home office, or additional storage space, depending on the buyer's needs.

A centrally located bathroom completes the accommodation, positioned for easy access from all rooms.

The property offers a compact yet well-designed living space, with a layout that maximises functionality and suits modern lifestyles.

Externally, the property benefits from a garage, providing valuable off-street parking or additional storage—an increasingly desirable feature.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Hall

Entrance door to the front, carpet flooring, heater.

Living Room

Window to the side, coving, laminate flooring, heater.

Kitchen

Window to the side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, space for appliances, tiled splash backs.

Bedroom One

Window to the side, coving, heater, carpet flooring.

Bedroom Two

Window to the side, coving, carpet flooring, heater.

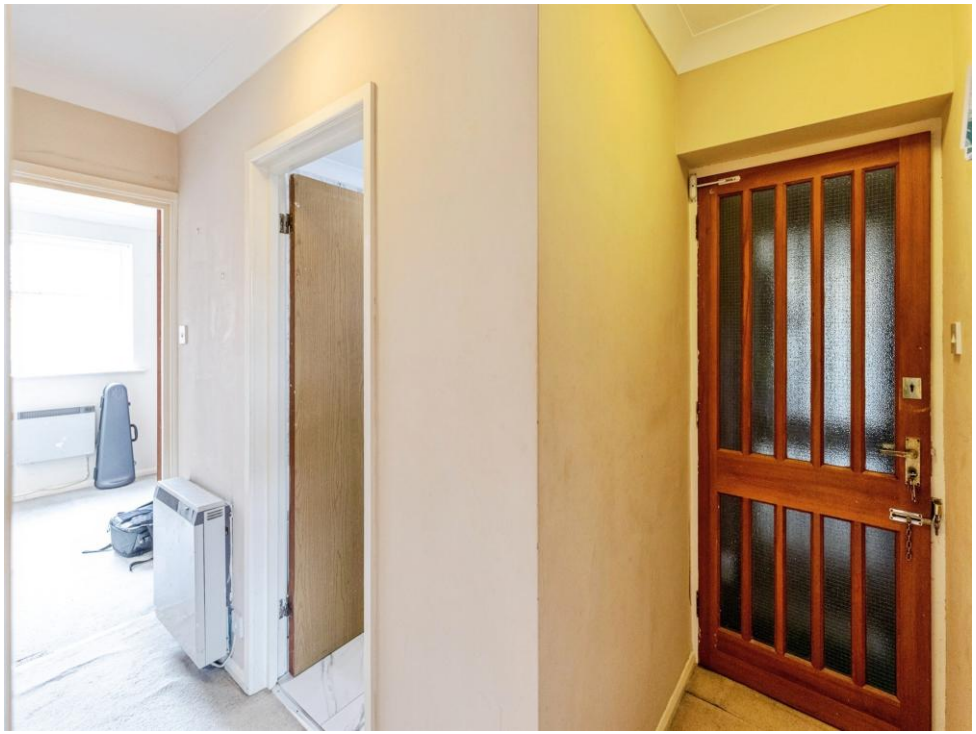
Bathroom

Bath with shower over, shower screen, wash hand basin set in vanity unit, low level WC, heated towel rail.







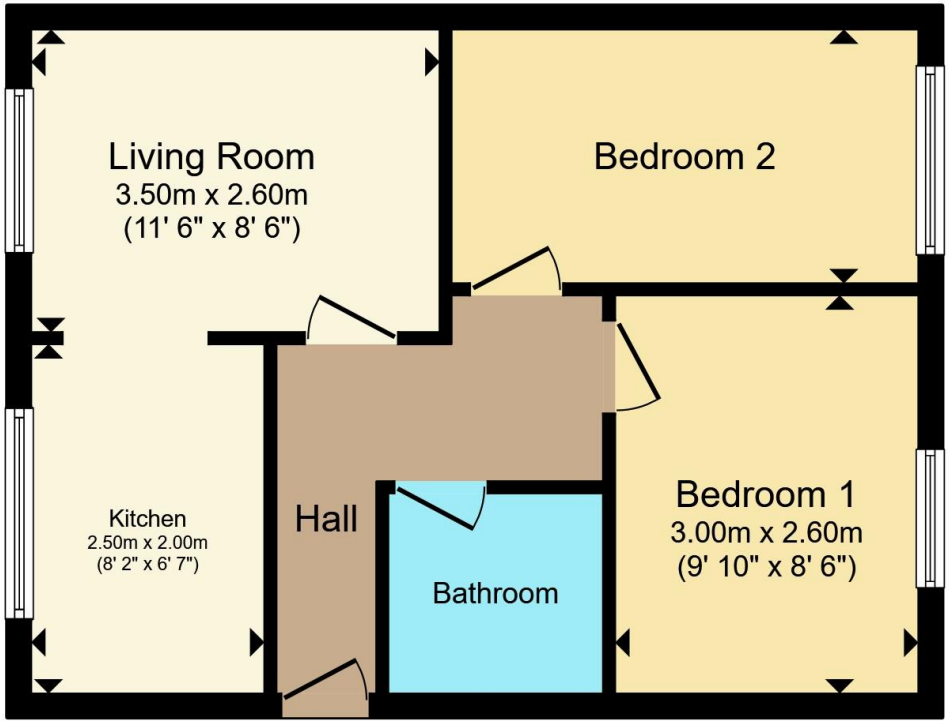







7
6
5





Total floor area 43.3 m² (466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
KETTERING NN16 8XG

EPC Rating: B

Council Tax Band: A

Service Charge: 1260.00

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308787

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.