



18 Bowling Green Avenue

Kettering, Northants, NN15 7QJ

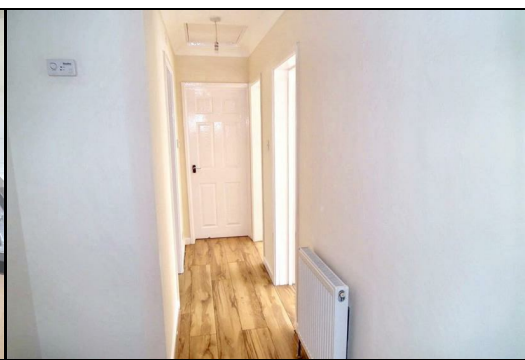
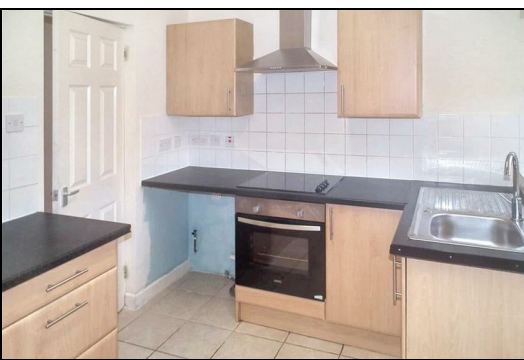
£795 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH .

Available Now

A first floor apartment with two double bedrooms, plus communal rear garden and balcony within walking distance to Kettering Town Centre.



Unfurnished Accommodation: Entrance hall, two double bedrooms, kitchen, living room and bathroom, communal balcony and rear gardens. Energy Rating C. Council Tax Band A.

Situated within a small block of just eight apartments, this well-presented first-floor apartment offers spacious accommodation in a highly convenient location, within walking distance of Kettering town centre and Kettering railway station. The station provides direct rail services to London St Pancras, Leicester, Nottingham, Sheffield and Corby, making the property an excellent choice for commuters. The A14 is also just a short drive away, offering easy access to the M1, M6, A1(M), Cambridge and Birmingham.

The accommodation comprises an entrance hall providing access to all rooms, a bright and spacious living room with two front-facing windows allowing plenty of natural light, and a fitted kitchen with a range of base and wall units, tiled flooring, an electric oven and ceramic hob. A UPVC rear door leads onto the communal balcony where an external storage cupboard is allocated exclusively to the apartment. Stairs at either end of the balcony provide access to the well-maintained communal gardens.

Both bedrooms are comfortable doubles, with the principal bedroom overlooking the front aspect and the second bedroom enjoying views across the rear communal gardens. The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin, WC and a useful cupboard housing the gas combination boiler.

Further benefits include gas central heating via a combination boiler, UPVC double glazing, wood-effect flooring and neutral décor throughout, allowing the property to be moved straight into.

Lounge 13' x 12' (3.96m x 3.66m)

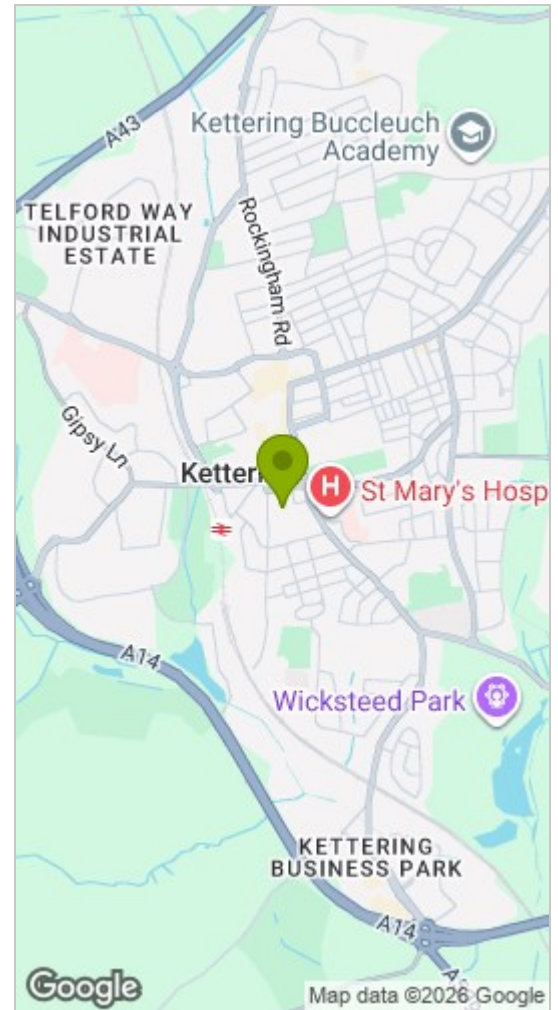
Kitchen 10' x 7' (3.05m x 2.13m)

Master Bedroom 13' x 9' (3.96m x 2.74m)


Bedroom Two 13' x 8' (3.96m x 2.44m)

Bathroom 9' x 7' (2.74m x 2.13m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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