



Plough Close, Rothwell Kettering **Leasehold** £110,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- One Bedroom Ground Floor Apartment
- NO ONWARD CHAIN
- Presented in Fantastic Condition
- Allocated Parking Space
- Communal Garden

This beautifully maintained ground-floor apartment is offered in fantastic condition throughout. A standout feature is the wonderful communal garden, seamlessly accessed via patio doors in the lounge, making the outdoor space incredibly inviting and easy to use.

The property's appeal is further enhanced by off-road parking and the distinct advantage of being sold with no onward chain. Whether you are searching for an exceptional first-time buy or an attractive buy-to-let investment, this apartment is a superb choice. Early viewing is highly advised.



ENTRANCE HALL

LOUNGE / DINING ROOM 16'8 x 9'4 (5.08m x 2.84m)

KITCHEN 7' x 9'1 (2.13m x 2.76m)

BEDROOM 10'x 10'4 (3.04m x 3.14m)

BATHROOM 6'10 x 6'6 (2.08m x 1.98m)

OUTSIDE

COMMUNAL GARDEN

ALLOCATED PARKING

AGENTS NOTE:

Length of lease - 250 years from 1 April 2013

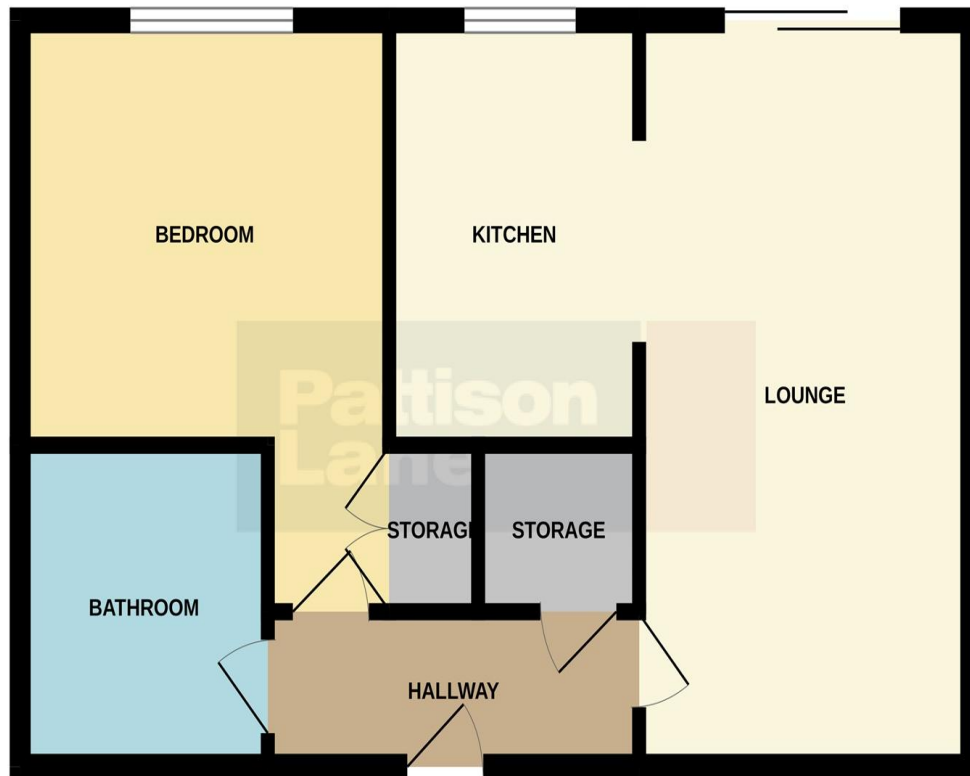
Annual Ground Rent - £75.00

Service Charge - £515.00 half yearly

Please note that the AML fee covers 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Pattison Lane on:
01536 524425

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 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206948 - 0002

