



Clarendon House, Station Road, Kettering **Leasehold** £125,000

**Pattison
Lane**

Key Features

 1  1  B  A

- NO ONWARD CHAIN
- One Bedroom Apartment
- Within Close Proximity of Main Line Rail Links
- Walking Distance to Central Amenities
- Allocated Parking

Offered to the market with no onward chain, this exceptional one-bedroom modern apartment is situated just moments from Kettering mainline station, presenting an ideal opportunity for commuters.

The building boasts immaculately maintained communal spaces with convenient lift access, while the apartment itself benefits from private allocated parking. Early viewing is highly recommended to fully appreciate the convenience and quality this property offers.



The accommodation comprises:

ENTRANCE HALL

OPEN PLAN KITCHEN / LIVING AREA

BEDROOM

BATHROOM

OUTSIDE

Allocated Parking Space

AGENTS NOTE:

Length of Lease: 130 years commencing on and including 1 November 2018

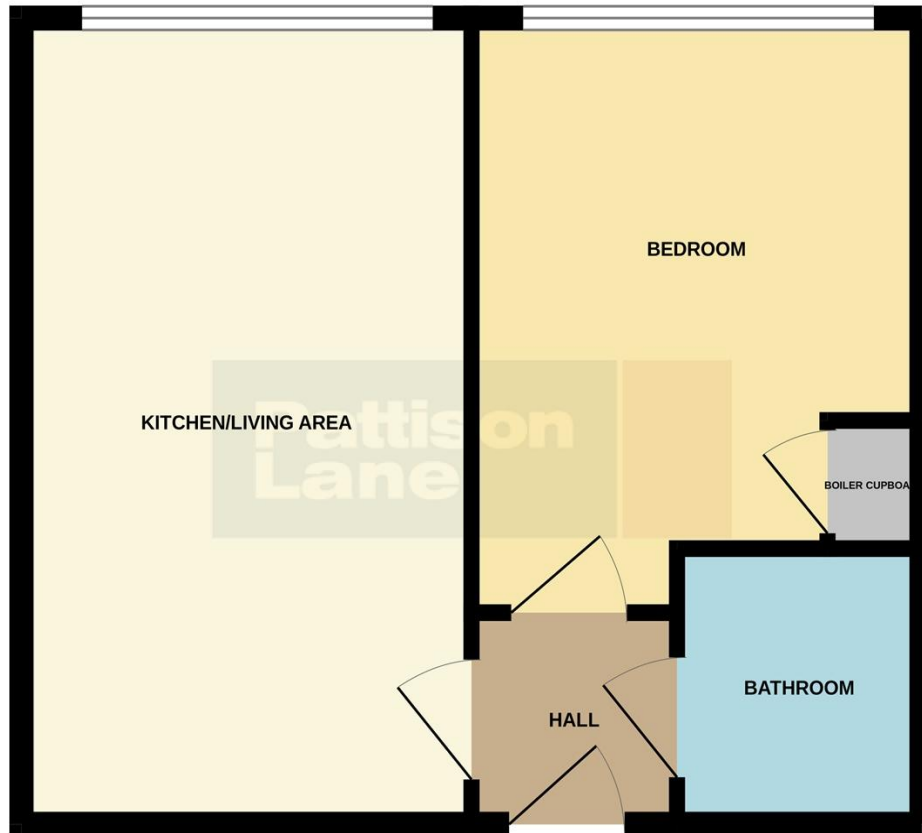
Annual Ground Rent: £115.00

Annual Service Charge: £720.00

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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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