



Chapmans Court, Mill Road, Kettering **Leasehold** £125,000

**Pattison  
Lane**

# Key Features

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125 Years as of 25 Mar 2004

£200.00 Ground Rent pcm

Review due: 01/2027

£1620.10 Service Charge pcm

Review due: 01/2027

- No Onward Chain
- First Floor Apartment
- Modern Kitchen/Living Room
- Two Double Bedrooms
- Bathroom

Welcome to the market with No Onward Chain, this stylish two-bedroom, first floor apartment is ideal for first-time buyers and investors alike.

Conveniently located within easy walking distance of Kettering Town Centre, the property offers immediate access to local shops, reputable schools, and excellent road links (A14/A43).



Inside, an entrance hallway leads to a bright, open-plan living and kitchen area complete with a charming Juliette balcony. Both bedrooms are comfortable doubles, complemented by a modern bathroom suite. Further highlights include rare loft storage space and allocated parking.

Viewings are highly advised to appreciate all this home has to offer!

Communal Entrance leading to:

Entrance Hall

Kitchen/Living Room 17'6 x 12'4 (5.33m x 3.75m)

Bedroom One 11'3 x 9'4 (3.42m x 2.84m)

Bedroom Two 11'3 x 7'7 (3.42m x 2.31m)

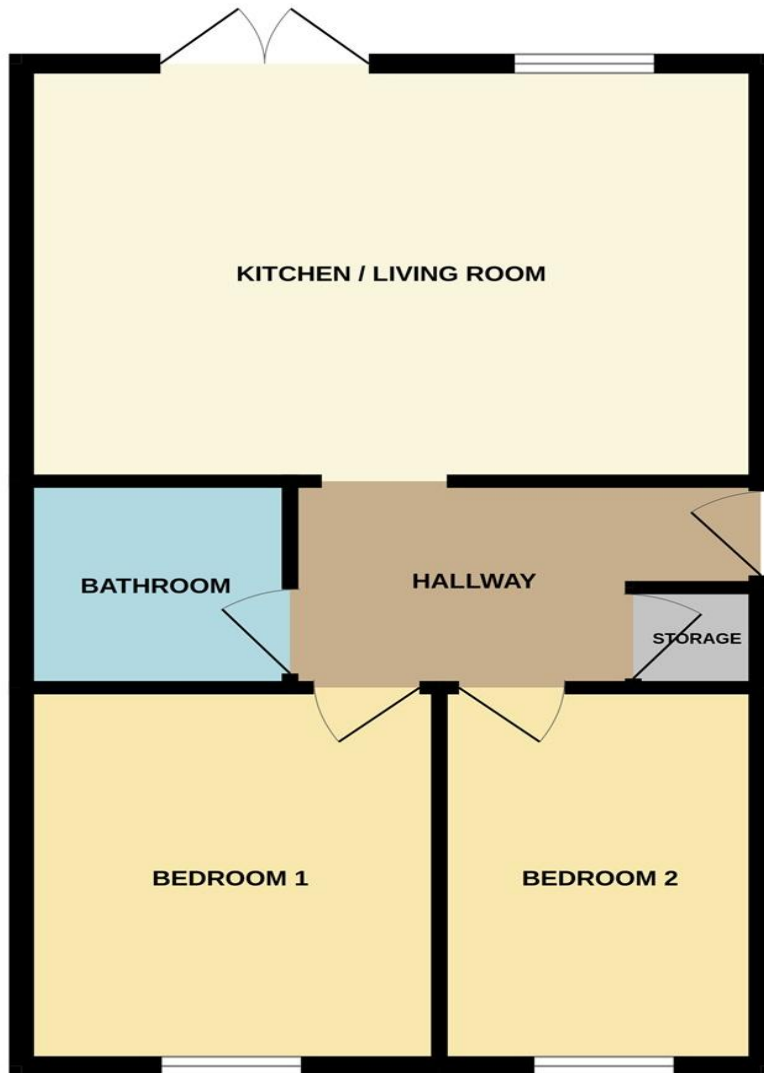
Bathroom 6'4 x 6'1 (1.93m x 1.85m)

Outside

Allocated Parking Space



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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Agents Note

Lease 125 from March 2004

Ground Rent £200

Service Charge £1620.10 per annum (Paid half yearly)

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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

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 [www.pattisonlane.co.uk](http://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: KPL205475 - 0002

