



Greystones House, Montagu Street, Kettering **Leasehold** £60,000 Offers Over

**Pattison  
Lane**

# Key Features



- One Bedroom Ground Floor Flat
- END OF CHAIN
- Close to Town Centre Amenities
- Access to Main Line Rail Links
- Extended Lease

Positioned just a short walk from the town centre and its wide range of amenities, this one bedroom self contained flat offers excellent convenience alongside an elevated sense of privacy thanks to its own private front door.

Available with no onward chain and requiring full refurbishment, it presents a superb opportunity for investors or buyers looking to add value. The property also benefits from off road parking, a rare advantage in such a central location.



## GROUND FLOOR



The accommodation comprises:

LOUNGE 9'6 x 12'1 (2.89m x 3.68m)

KITCHEN 11'11 x 4'6 (3.63m x 1.37m)

BEDROOM 9'7 x 8'2 (2.92m x 2.48m)

BATHROOM

OUTSIDE  
Resident parking

### AGENTS NOTE:

Length of Lease - The vendor has advised that the lease is being extended to 125 years.

Annual Service / Management Charge - £885.00

No Annual Ground Rent to pay

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](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: KPL206585 - 0001

